

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 106-23

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 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 'A', Map No. 1 to By-law 43-08, as amended, is hereby amended by changing from a site-specific 'General Agricultural (A1-13) Zone' to a site-specific 'General Agricultural (A1-13-H-2) Zone' those lands outlined in heavy solid lines and described as 'A1-13-H-2' on Schedule "A" attached hereto and forming part of this By-law, more particularly described as Part of Lot 3, Concession 9 (geographic township of Caradoc), Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 18.5, being the Exceptions of the General Agricultural (A1) Zone, is hereby amended by deleting 18.5 (13) and replacing of the following:

“(13) **A1-13-H** (6919 Calvert Drive)

 - a) **Defined Area:** A1-13-H as shown on Schedule 'A', Map No. 1 to this By-law.
 - b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 18.2, the following use is also permitted:
 - i) a contractor's yard and shop shall be permitted only as a secondary farm occupation

- ii) outdoor vehicle and equipment storage located in the rear and side yard only as a use accessory to a contractor's yard and shop.
- c) **Maximum Gross Floor Area – Secondary Farm Occupation:**
511 m² (5,500 ft²)
- d) **Maximum Coverage – Outdoor Storage Associated with a Secondary Farm Occupation:**
4,650 m² (1.15 ac)
- e) **Holding Provisions:**

Notwithstanding any other provision of this By-law, where the symbol 'H-2' appears on a zoning map, following the zone category 'A1-13', the permitted uses on those lands shall be only uses permitted and existing as of the passing of this By-law, unless this By-law has been amended to remove the relevant 'H-2' symbol.

- f) **Hold Removal:**

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 bylaw upon the registration on title a Site Plan Agreement between the property owner and the Municipality detailing the terms and conditions of the development to the satisfaction of the Municipality.

- 3. **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 18th day of December, 2023.

Colin Grantham, Mayor

Brianna Hammer-Keidel, Acting Clerk

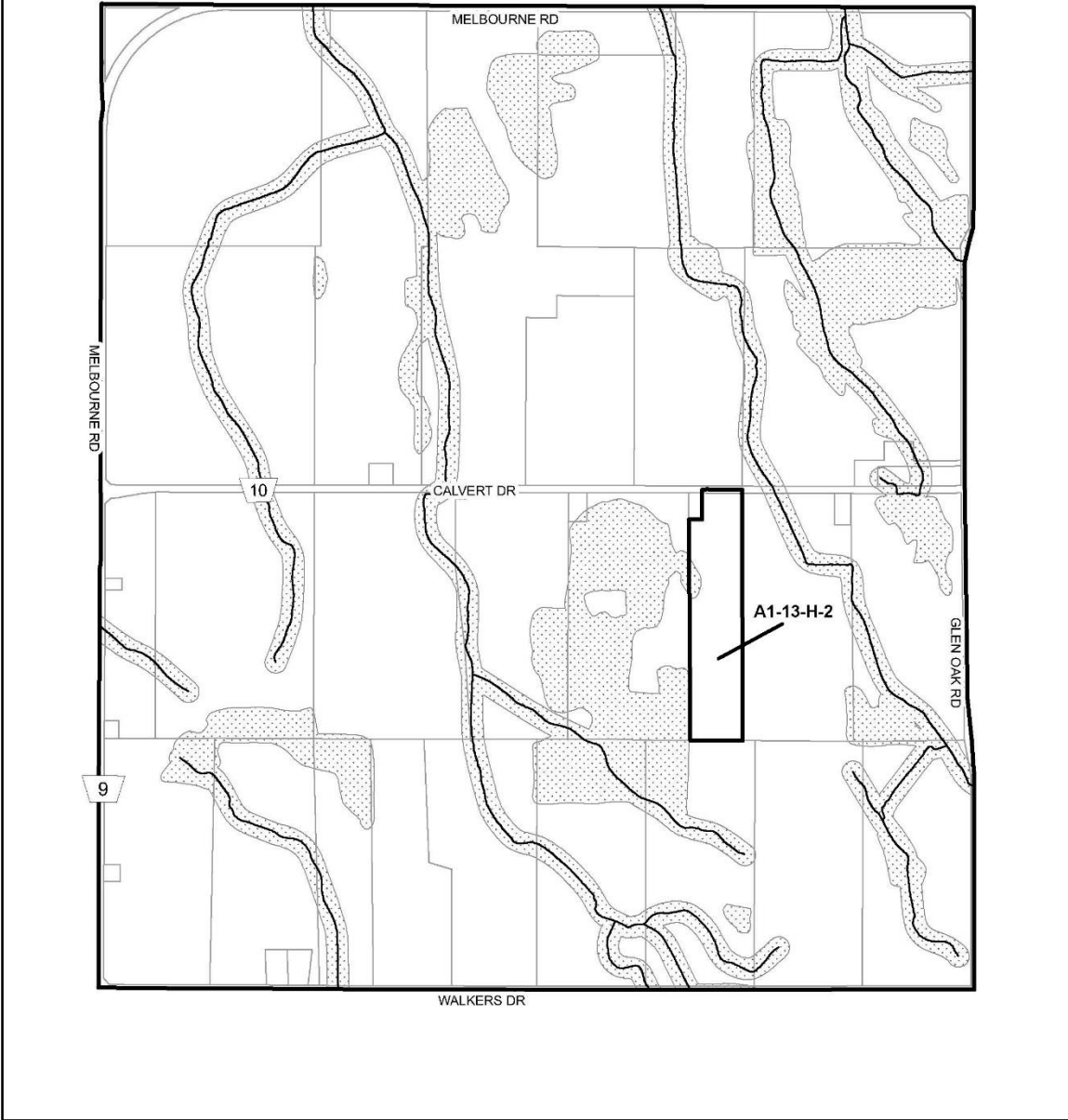
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Purpose and effect:

1. The purpose and effect of this By-law is to amend the site specific zoning on the subject lands to permit the expansion of a contractor's yard and shop from the approved use in 2018.
2. In addition to the application submissions and the planning report, the following written and oral submissions were also considered by Council, the effect of which helped Council to make an informed decision:


 Written Submissions:
 - County of Middlesex Engineer Oral Submissions:
 - Owner of the property
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. 106-23



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

