

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 73-24

**A BY-LAW TO ADOPT AMENDMENT NO. 20 TO THE OFFICIAL PLAN OF
THE MUNICIPALITY OF STRATHROY-CARADOC**

WHEREAS under Section 17 of the *Planning Act, R.S.O. 1990*, c.P. 13, authorizes municipalities to adopt official plans and amendments thereto;

AND WHEREAS under Section 22 of the *Planning Act, R.S.O. 1990*, c.P. 13, permits persons or public bodies to request council to amend its official plan;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of this amendment have been met;

AND WHEREAS the Council of the Corporation of the Municipality of Strathroy-Caradoc deems it advisable to amend the Official Plan 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:** Amendment No. 20 to the Official Plan of the Municipality of Strathroy-Caradoc consisting of the attached text and Schedule 'A' is hereby adopted.
2. **THAT:** the Clerk is hereby authorized to make application to the County of Middlesex for approval of Amendment No. 20 to the Official Plan of the Municipality of Strathroy-Caradoc.
3. **THAT:** this By-law shall come into force and take effect on the day of the final passing thereof.

**Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN
COUNCIL this 6th day of August 2024.**

Colin Grantham, Mayor

Brianna Hammer-Keidel, Clerk

**AMENDMENT NO. 20
TO THE
OFFICIAL PLAN
OF THE
MUNICIPALITY OF STRATHROY-CARADOC**

LOCATION: Part of Lots 21 & 22, Concession 9,
(geographic Township of Caradoc)
Municipality of Strathroy-Caradoc

DATE: August 6, 2024

**APPROVAL
AUTHORITY:** County of Middlesex

PART A - THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment is to re-designate the subject lands from 'Agricultural' to 'Agricultural – Special Policy Area No. 13' to permit the severance of a surplus farm dwelling that was not built prior to January 1, 1999, which is the required date of construction for surplus farm dwellings as identified within the Strathroy-Caradoc Official Plan.

2.0 LOCATION

The subject lands are located north of Skinner Drive, east of Aberdeen Road and comprises 40.56 ha (100.2 ac) of agricultural land. The lands contain a single detached dwelling constructed in 2003, detached garage, storage shed and a barn. Surrounding lands uses are primarily agricultural and rural residential in nature, with Highway 402 located approximately 618 m to the west of the subject lands.

3.0 BASIS OF THE AMENDMENT

The subject lands are located in the Prime Agricultural Area as defined by the Provincial Policy Statement and identified by the County of Middlesex Official Plan. Locally, the land is located within the 'Agricultural' designation of the Strathroy-Caradoc Official Plan. The lands are located within the 'General Agricultural (A1) Zone' of the Strathroy-Caradoc Zoning By-law.

The Provincial Policy Statement, the County of Middlesex Official Plan and the Strathroy-Caradoc Official Plan all provide policies that permit the severance of farm dwellings that have been deemed surplus to the needs of the farming operation through farm consolidation. The County of Middlesex Official Plan further qualifies that these dwellings need to have been built 'at least 10-years prior' to the date of severance. The subject lands contain a dwelling that was constructed in 2003, which would meet the required age of 'at least 10-years prior'. The intent of the minimum age for a surplus dwelling is to ensure that farming operations are severing existing dwellings only, and not dwellings that are constructed for solely for the purpose of severance.

Section 5.3.1.8 of the Strathroy-Caradoc Official Plan states that dwellings considered surplus to a farming operation may be severed from the balance of the farm provided the

residential dwelling was built prior to 'January 1, 1999'. Through OPA 14, the Strathroy-Caradoc Official Plan was updated to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Policy Statement (PPS), and reflect changing community needs for the next 25-years. OPA 14 amended the date of construction for surplus farm dwellings from 'January 1, 1999' to a rolling date of 'at least 10-years prior to the date of the application', which was reflective of the County Official Plan. However, OPA 14 is currently under appeal, which means the dwelling construction date of 'January 1, 1999' still applies.

Based on the foregoing, this Amendment is consistent with the Provincial Policy Statement and in conformity with the County of Middlesex Official Plan.

PART B - THE AMENDMENT

All of this part of the Amendment entitled 'Part B - The Amendment', including the attached Schedule 'A', constitutes Amendment No. 20 to the Official Plan of the Municipality of Strathroy-Caradoc.

DETAILS OF THE AMENDMENT

The Official Plan of the Municipality of Strathroy-Caradoc is hereby amended:

- (i) by amending Section 5.3.8 of the Official Plan with the addition of the following:

"5.3.8.2 Special Policy Area No. 13 – 9054 Skinner Drive

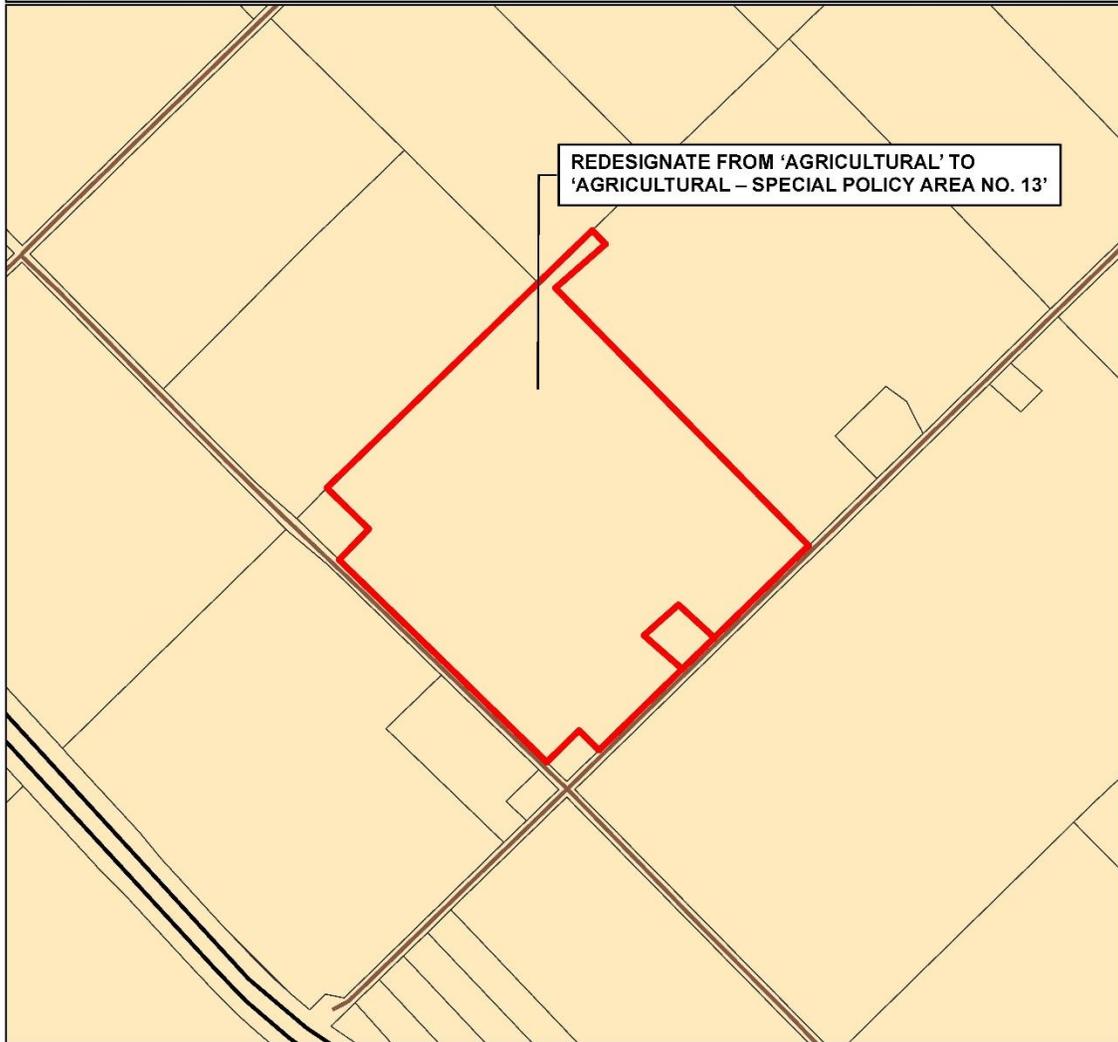
The lands identified as 'Special Policy Area No. 13' as shown on Schedule 'H', and notwithstanding the 'Agricultural' designation in which it is located and Section 5.3.1.8 of the Official Plan, are exempt from the construction date of 'January 1, 1999' for dwellings surplus to a farming operation and may permit one severance of a dwelling provided the dwelling is constructed at least 10-years prior to the severance. All other surplus farm dwelling criteria continue to apply."

- (ii) by amending Schedule 'H' of the Official Plan by changing the designation of lands described as Part of Lots 21 & 22, Concession 9 (geographic Township of Caradoc),

Municipality of Strathroy-Caradoc in the County of Middlesex, as shown on Schedule 'A' attached hereto to Amendment No. 20 from 'Agricultural' to 'Agricultural – Special Policy Area No. 13'.

SCHEDULE "A"

AMENDMENT NO. 20 OF THE OFFICIAL PLAN OF THE MUNICIPALITY OF STRATHROY-CARADOC



LAND USE DESIGNATIONS

 Agricultural

ROAD DESIGNATIONS

-  Local
-  Highway 402
-  Collector

