

**THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC**

**BY-LAW NO. 91-24**

**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 No. 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. 23 to By-law 43-08, as amended, is hereby amended by changing from General Agricultural (A1) Zone to a site-specific Agricultural Purposes Only (A3-11) Zone and a site-specific Agricultural Small Holdings (A2-39) Zone those lands outlined in heavy solid lines and described as 'A3-11' and 'A2-39' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Part of Lot 19, Concession 4 (geographic Township of Caradoc), Municipality of Strathroy Caradoc, in the County of Middlesex.

2. **THAT:** Subsection 19.5 is hereby amended with the addition of the following:

'(39) **A2-39** (8824 Falconbridge Drive)

a) **Defined Area:** A2-39 as shown on Schedule 'A' Map No. 23 to this By-law.

b) **Permitted Uses:** Notwithstanding the permitted uses listed in Subsection 19.2 the only permitted uses shall be:

- i) Animal Kennel
- ii) Dwelling, Secondary Suite
- iii) Dwelling, Single Detached

3. **THAT:** Subsection 20.5 is hereby amended with the addition of the following:

'(11) **A3-11** (Formerly part of 8824 Falconbridge Drive)

a) **Defined Area:** A3-11 as shown on Schedule 'A' Map No. 23 to this By-law.

b) **Permitted Uses:** Notwithstanding the permitted uses listed in Subsection 20.2 the existing structures at the time of pass of this by-law shall not be used for housing livestock.

c) **Minimum Side Yard Width of Accessory Building Existing as of September 16, 2024:** 3 m

3. **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 16<sup>th</sup> day of September 2024.**

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Colin Grantham, Mayor

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Melonie Carson, Deputy Clerk

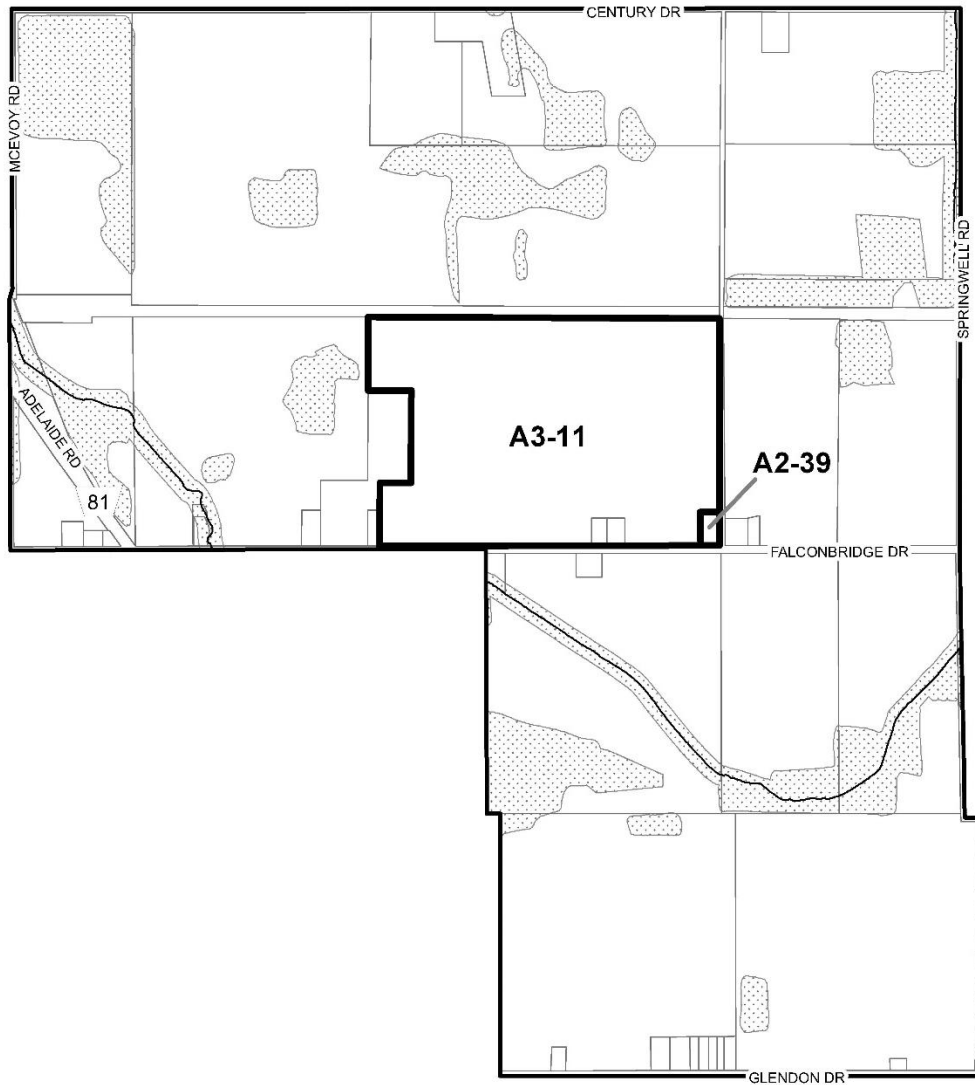
# THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

## BY-LAW NO. 91-24

### Purpose and Effect:

1. The rezoning relates to an Application for Consent File No.: B15-2022 provisionally approved by the Municipality's Committee of Adjustment on November 3, 2022. The purpose of this application is to rezone the 'lands to be retained' from the General Agricultural (A1) Zone to a site specific 'Agricultural Purposes Only (A3-11) Zone' and to rezone the 'lands to be severed' from the General Agricultural (A1) Zone to a site-specific 'Agricultural Small Holdings (A2-39) Zone'.
2. The effect of this zone change is to facilitate the severance of an existing single detached dwelling from the balance of the farm parcel. The 'A2-39' zone recognizes the use of the retained lands for non-farm rural residential use. The 'A3' zone would prohibit the construction of a new residential use on the farm parcel, prohibit the existing barns from being used to house livestock and recognize the deficient side yard width of one of the barns on the retained lands.
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. 91-24



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

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Metres

