

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 110-24

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 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. 13 to By-law 43-08, as amended, is hereby amended by changing from General Agricultural (A1) Zone to an Agricultural Purposes Only (A3) Zone and a site-specific Agricultural Small Holdings (A2-41) Zone those lands outlined in heavy solid lines and described as 'A3' and 'A2-41' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Part of Lot 2, Concession 5 (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:
 - '(41) **A2-41** (6743 Olde Drive)
 - a) **Defined Area:** A2-41 as shown on Schedule 'A' Map No. 13 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:** 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 18th day of November 2024.

Mayor

Clerk

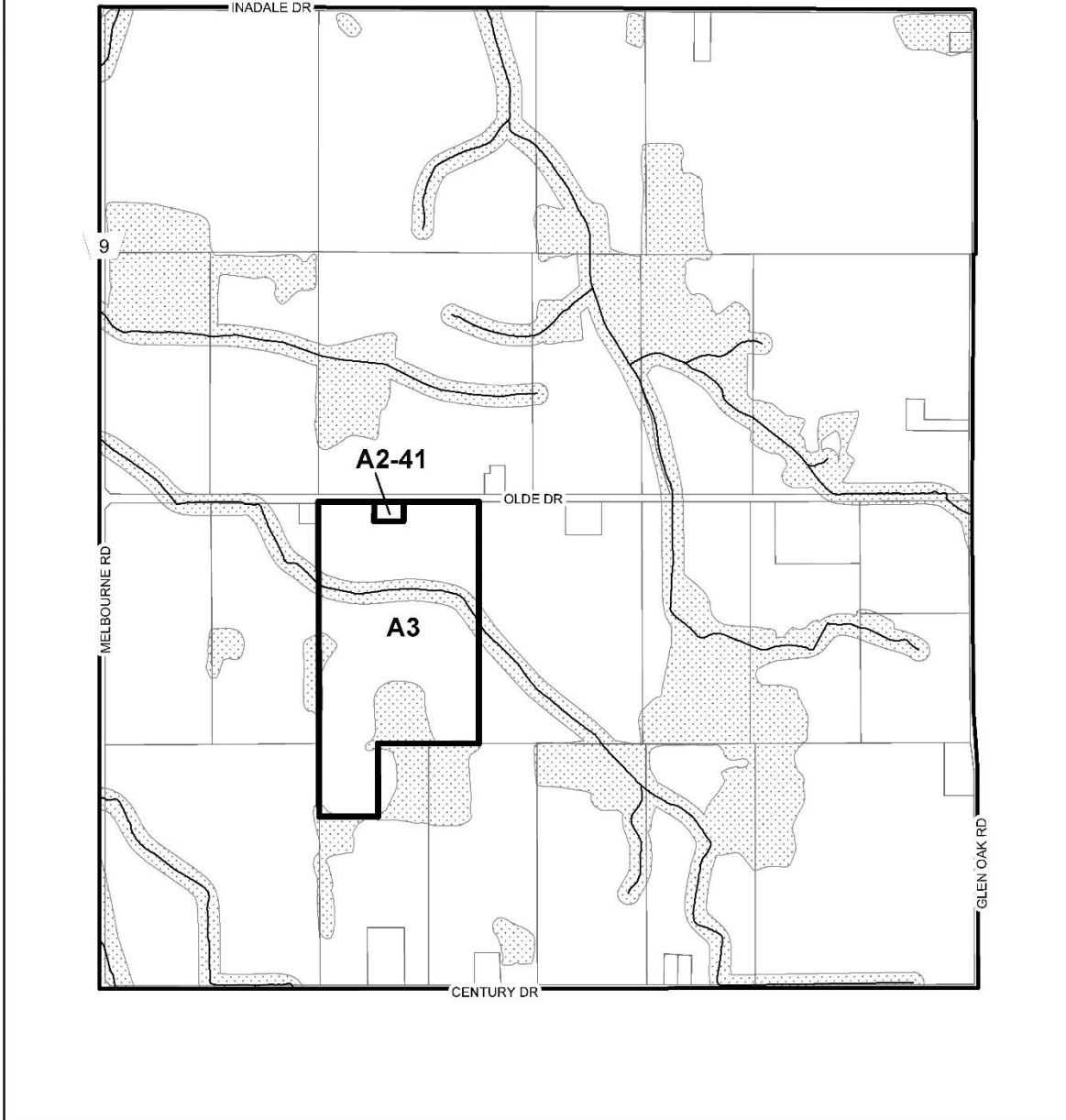
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Purpose and Effect:


1. The purpose and effect of the Zoning By-law Amendment Application is to implement a condition of severance imposed by the Strathroy-Caradoc Committee of Adjustment for Consent B22-2023, which conditionally severed a residential lot with an area of approximately 0.45 ha (1.1 ac) to accommodate the disposal of a surplus farm dwelling. The remnant farm parcel is approximately 33.25 ha (82.2 ac) in size.
2. The application proposes to rezone the residential lot from the 'General Agricultural (A1) Zone' to a site-specific 'Agricultural Small Holdings (A2-41) Zone' to permit the use of the lands for rural residential purposes and restrict agricultural uses on the property. The application also proposes to rezone the remaining farmland from the 'General Agricultural (A1) Zone' to the 'Agricultural Purposes Only (A3) Zone' to prohibit any new residential use of the lands.
3. The subject lands are within the 'Agricultural Area' designation of the County of Middlesex Official Plan, the 'Agricultural' designation of the Strathroy-Caradoc Official Plan, and a 'General Agricultural (A1) Zone' of the Zoning By-law. Attached to this notice is a location map.
4. 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. 110-24



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

For further information please contact the Conservation Authority having jurisdiction.

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