

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 18-25

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. 27 to By-law 43-08, as amended, is hereby amended by changing from General Agricultural (A1) Zone to the 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 11, Concession 1 North (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** (7859 Parkhouse Drive)

- a) **Defined Area:** A2-41 as shown on Schedule 'A' Map No. 27 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

c) **Maximum Size of Accessory Buildings and Structures:** maximum cumulative ground floor area of the existing structure shall be 436.6 m² (4,699.5 ft²). Any accessory buildings or structures erected after the passing of this by-law will be subject to Subsection 4.2(2).

d) **Location of Accessory Buildings and Structures:**

i) One (1) accessory building is permitted in the front yard.

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 3rd day of March 2025.

Colin Grantham, Mayor

Brianna Hammer-Keidel, Clerk

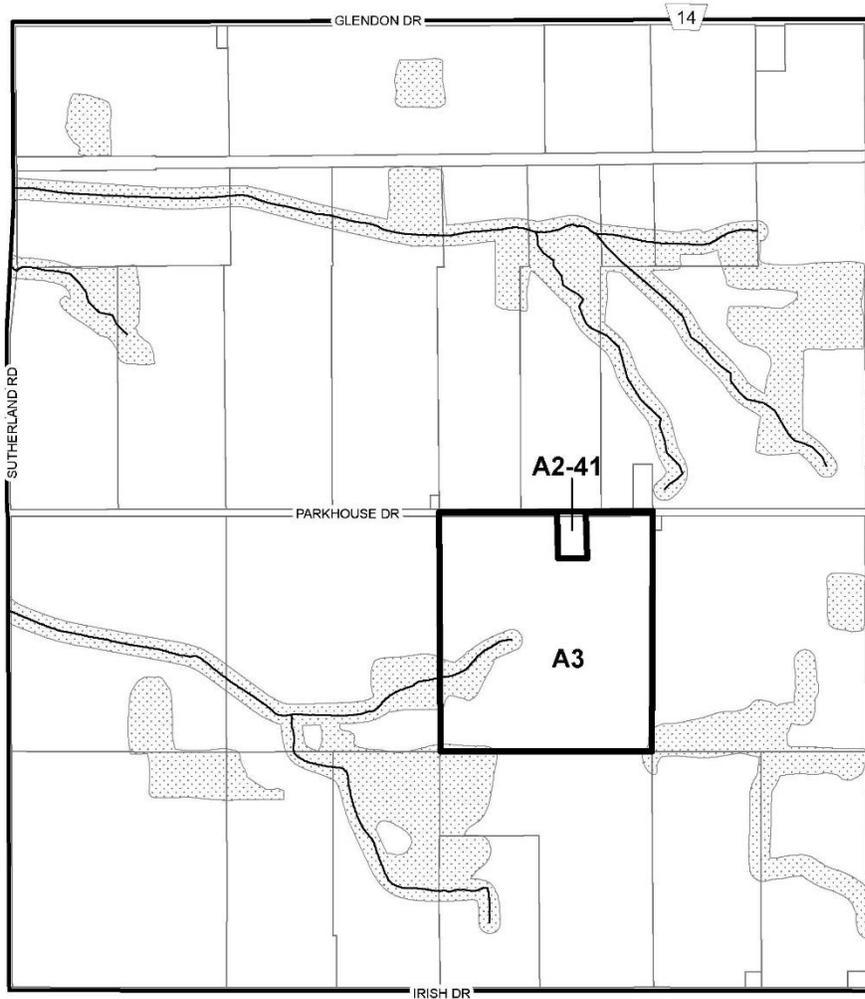
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Purpose and Effect:

1. The rezoning relates to an Application for Consent File No.: B18-2024 provisionally approved by the Municipality's Committee of Adjustment on November 7, 2024. The purpose of this application is to rezone the 'lands to be severed' from the General Agricultural (A1) Zone to the 'Agricultural Purposes Only (A3) Zone' and to rezone the 'lands to be retained' from the General Agricultural (A1) Zone to a site-specific 'Agricultural Small Holdings (A2-41) 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 'A2-41' zone recognizes the use of the retained lands for non-farm rural residential use, the size of the existing accessory structure and its location in the front yard. The 'A3' zone would prohibit the construction of a new residential use on the farm parcel.
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. 18-25



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

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