

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 70-25

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 39 of the *Planning Act, R.S.O. 1990*, authorizes municipalities to authorize the temporary use of land, buildings or structures for any purpose set therein that is otherwise prohibited by a Zoning By-Law;

AND WHEREAS a by-law authorizing a temporary use shall define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed three years from the day the by-law is passed;

AND WHEREAS the Official Plan of Strathroy-Caradoc requires the Municipality have reasonable assurances that the lands will be returned to their original state or that there will be only one single detached dwelling on the lot at the end of the temporary period;

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:** Subsection 5.5, being the Exceptions of the Low Density Residential (R1) Zone, is hereby amended with the deletion of Section 5.5 (21) d) and e) and its replacement with the following:

“(21) d) **Time Period:** Notwithstanding any other provision of this By-law to the contrary, parking lot shall be permitted on those lands Zoned R1-21-T from June 2, 2025 to December 31, 2026, after which only one (1) single detached dwelling shall be permitted. Further the temporary use will terminate at the sale of either 301 or 311 Ellor Street if sooner than December 31, 2026.

- e) **Removal:** One (1) Parking Lot shall be removed in conformity with Section 5.2 of Bylaw 43-08 at the conclusion of the time period or sooner if the parking lot is not needed by the existing user.

3. **THAT:** this by-law shall come into force pursuant to Section 34(21) and 39 of the *Planning Act, RSO 1990*.

Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 2nd day of June, 2025.

Colin Grantham, Mayor

Jennifer Pereira, Clerk

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Purpose and Effect:

1. The purpose of this rezoning is to extend the temporary zoning timing in the site-specific Site Specific 'Low Density Residential (R1-21-T) Zone' to permit a parking lot on the subject lands for a temporary period of time, not to extend beyond December 31, 2026. The effect of the zone change is to permit the applicant to use the parking lot for the adjacent industrial use.
2. A temporary use agreement and security is required.
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.