

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 80-25

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 two year 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 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:** Schedule 'A', Map No. 7 to By-law No. 43-08, as amended, is hereby amended by changing from the 'General Agricultural (A1) Zone' to a temporary site-specific 'General Agricultural (A1-24-T) Zone' those lands outlined in heavy solid lines and described as 'A1-24-T' on Schedule "A" attached hereto and forming part of this By-law, more particularly described as Concession 8 North Part Lot 4, known municipally as 7013 Walkers Drive, Municipality of Strathroy-Caradoc, in the County of Middlesex.

2. **THAT:** Subsection 18.5 is hereby amended by adding subsection (24) as follows:

'(24) **A1-24-T** (7013 Walkers Drive)

a) **Defined Area:** A1-24-T as shown on Schedule 'A' Map No. 7 to this By-law.

- b) **Permitted Uses:** Notwithstanding Section 18.2 of By-law No. 43-08, as amended, which restricts the permitted uses to agricultural uses, one single-detached dwelling and various secondary and accessory uses on lands zoned “General Agricultural (A1)”, a second “Single Detached Dwelling” as defined under By-law 43-08 shall be permitted on the lands shown in heavy solid lines on Schedule “A” of this by-law.
- c) **Time Period:** Notwithstanding any other provision of this By-law to the contrary, two (2) single detached dwellings shall be permitted on those lands Zoned A1-24-T from July 7, 2025 to December 31, 2026, after which only one (1) single detached dwelling shall be permitted.
- d) **Removal:** One (1) single detached dwelling shall be removed or repurposed in conformity with Section 18.2 of By-law No. 43-08 at the conclusion of the one (1) year period or at the occupancy of the new dwelling.

4. **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 7th day of July 2025.

Colin Grantham, Mayor

Jennifer Pereira, Clerk

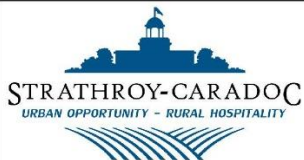
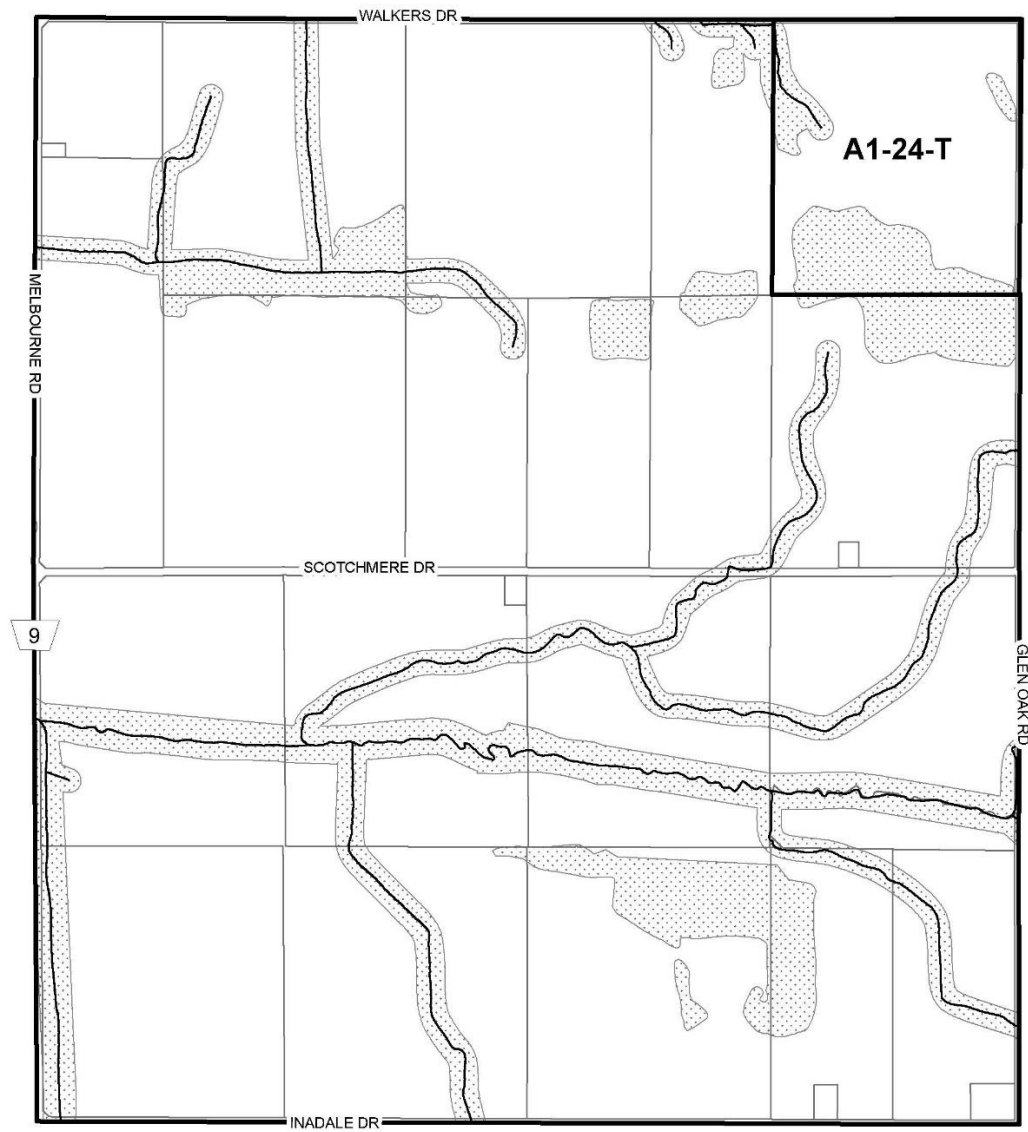
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Purpose and Effect:

1. The purpose of this rezoning is to rezone the subject lands from General Agricultural (A1) to site-specific General Agricultural (A1-24-T) to permit two single detached dwellings on the subject lands for a temporary period of time, not to exceed one and a half (1.5) years. The effect of the zone change is to permit the applicants to use the existing dwelling while a new dwelling is being constructed.
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 No. 43-08. The location of the lands affected by this amendment is shown on the attached Schedule "A".

SCHEDULE "A" TO BY-LAW NO. 80-25



LEGEND

 Natural Environment Overlay

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

MUNICIPALITY OF STRATHROY-CARADOC

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Metres

