

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 25-21

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. 25 to By-law 43-08, as amended, is hereby amended by changing from General Agricultural Purposes (A1) Zone to Agricultural Purposes Only (A3) Zone and a site-specific Agricultural Small Holdings (A2-27) Zone those lands outlined in heavy solid lines and described as 'A3' and 'A2-27' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Part of Lot 1, Concession 1 N (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:
 - (27) **A2-27** (6623 Parkhouse Drive)
 - a) **Defined Area:** A2-27 as shown on Schedule 'A' Map No. 25 to this By-law.
 - b) **Maximum Size of Accessory Buildings and Structures:** maximum cumulative ground floor area of existing structure shall be 156 m² (1,680 ft²). Any accessory buildings or structures erected after the passing of this by-law will be subject to Subsection 4.2(2).
 - c) **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

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 19th day of April 2021.

Mayor

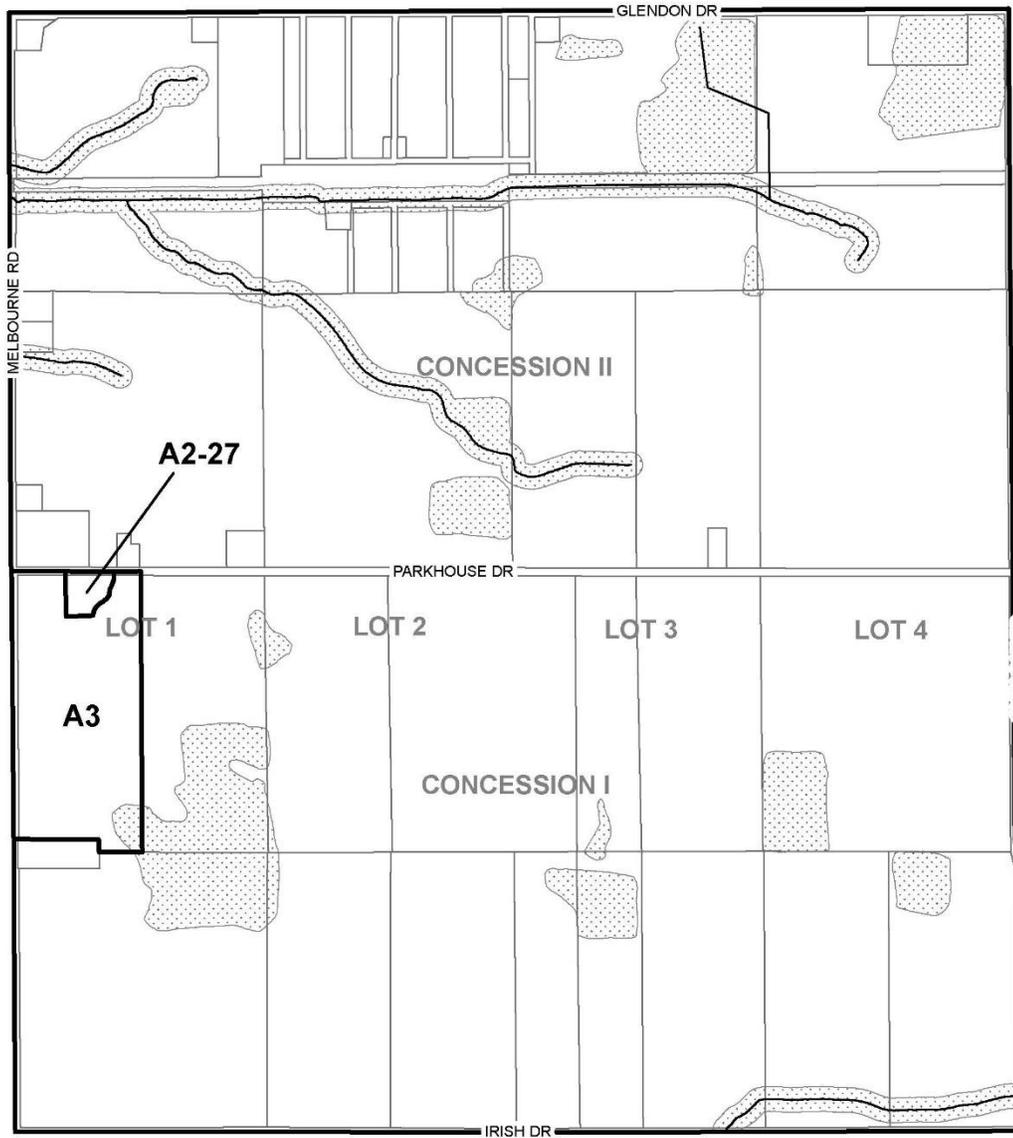
Clerk

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 25-21**

Purpose and Effect:

1. The rezoning relates to an Application for Consent File No.: B02-21 provisionally approved by the Municipality's Committee of Adjustment on March 4, 2021. The purpose of this application is to rezone the 'lands to be retained' from the General Agricultural Purposes (A1) Zone to 'Agricultural Purposes Only (A3) Zone' and to rezone the 'lands to be severed' from the General Agricultural Purposes (A1) Zone to a site-specific 'Agricultural Small Holdings (A2-27) Zone'.
2. The effect of this zone change is to facilitate the severance of an existing single detached dwelling and two accessory structures from the balance of the farm parcel. The 'A2-27' zone would recognize the use of the severed lands for non-farm rural residential use and the accessory structures. 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 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. 25-21



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

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Metres

