

**THE CORPORATION OF  
THE MUNICIPALITY OF STRATHROY-CARADOC  
BY-LAW NO. 13-19**

**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. 26 to By-law 43-08, as amended, is hereby amended by changing from the General Agricultural (A1) Zone to a site-specific Agricultural Small Holdings (A2-19) Zone and Agricultural Purposes One (A3) Zone those lands outlined in heavy solid lines and described as 'A2-19' and 'A3' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Part Lot 5, Concession 2 (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:
  - (19) **A2-19** (22708 Glen Oak Road)
    - a) **Defined Area:** A2-19 as shown on Schedule 'A' Map No. 26 to this By-law.
    - b) **Maximum Size of Accessory Buildings and Structures:** maximum cumulative ground floor area shall be 196 m<sup>2</sup> (2,110 ft<sup>2</sup>).
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 4<sup>th</sup> day of March 2019.**

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Mayor

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Clerk

**THE CORPORATION OF  
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**Purpose and Effect:**

1. The rezoning relates to an Application for Consent File No.: B20-18 approved by the Municipality's Committee of Adjustment on December 4, 2018. The purpose of this application is to rezone the 'lands to be retained' from 'General Agricultural (A1) Zone' to 'Agricultural Purposes Only (A3) Zone' and to rezone the 'lands to be severed' from 'General Agricultural (A1) Zone' to a site-specific 'Agricultural Small Holdings (A2-19) Zone'.
2. The effect of this zone change is to facilitate the severance of an existing single detached dwelling and an accessory structure from the balance of the farm parcel. The A2-19 zone would recognize the use of the severed lands for non-farm rural residential use and the size of the accessory structure. 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. 13-19



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

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