



MUNICIPALITY OF **West Elgin**

The Corporation of the Municipality of West Elgin

By-Law No. 2023-xx

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property known as 22100 Downie Line.

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. That Schedule "A" Map No. 37 to By-law No. 2015-36, is hereby amended by changing the subject property from **General Agricultural (A1) Zone** to **Highway Commercial (C3) Zone** for those lands in cross-hatch and described as C3, on Schedule "A" attached hereto and forming part of this By-law, being Pt. Lot 6, Concession Gore; Municipality of West Elgin.
2. That Schedule "A" Map No. 37 to By-law No. 2015-36, is hereby amended by changing the subject property from **General Agricultural (A1) Zone** to **General Agricultural Special Regulation 6 (A1-6) Zone** for those lands outlined in heavy solid lines and described as A1-6, on Schedule "A" attached hereto and forming part of this By-law, being Pt. Lot 6, Concession Gore; Municipality of West Elgin.
3. That By-law No. 2015-36, as amended, is hereby further amended by adding the following subsection as 5.3.6 a) as follows:

“5.3.6 a) **Defined Area** (22100 Downie Line)

A1-6 as shown on Schedule “A” Map No. 37

Minimum Lot Area – 19 ha

4. This By-law comes into force upon the day it is passed in the event an appeal has not been filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended. In the event an appeal is filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended, the By-law shall be deemed not to have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)), shall be deemed to have come into force on the day it was passed.

Read a first, second, and third time and finally passed this 26th day of January 2023.

Duncan McPhail
Mayor

Jana Nethercott
Clerk

