



# MUNICIPALITY OF **West Elgin**

## **The Corporation of the Municipality of West Elgin**

### **By-Law No. 2023-53**

#### **Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property known as 24424 Pioneer 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. 50 to By-law No. 2015-36, is hereby amended by changing the subject property from **General Agricultural (A1) Zone** to **General Agricultural Special Regulation 9 (A1-9) Zone** for those lands hatched and described as A1-9, on Schedule "A" attached hereto and forming part of this By-law, being Pt. Lot 15, Concession 8, Part 6, RP 11R 4546, Municipality of West Elgin.
2. That Section 2, Definitions, of By-law No. 2015-36 be amended by adding a new definition after "Accessory Use" as follows:

#### **Agriculture-Related Service Uses**

Shall mean the use of land and/or buildings or structures for the manufacturing, service, distribution and wholesale and/or retail of goods, parts or equipment that are necessary to support Agricultural Uses. Examples of the permitted use can include farm machinery, parts and equipment used for the tillage of soil, the planting, spraying, harvesting, transporting, treatment, processing and storage of agricultural crops and products.

3. That By-law No. 2015-36, as amended, is hereby further amended by adding the following subsection as 5.3.9 a) as follows:

#### **"5.3.9 a) Defined Area (24424 Pioneer Line)**

A1-9 as shown on Schedule "A" Map No. 50

#### **b) Permitted Uses**

Agriculture-Related Service Use  
All other uses permitted in the A1 Zone

#### **c) Notwithstanding any other provisions of the by-law to the contrary building area used for an agriculture-related service use shall:**

- i) be limited to a maximum gross floor area of 558 sq. m including shop and office space, and
- ii) prohibit outdoor display and sales.

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), shall be deemed to have come into force on the day it was passed.

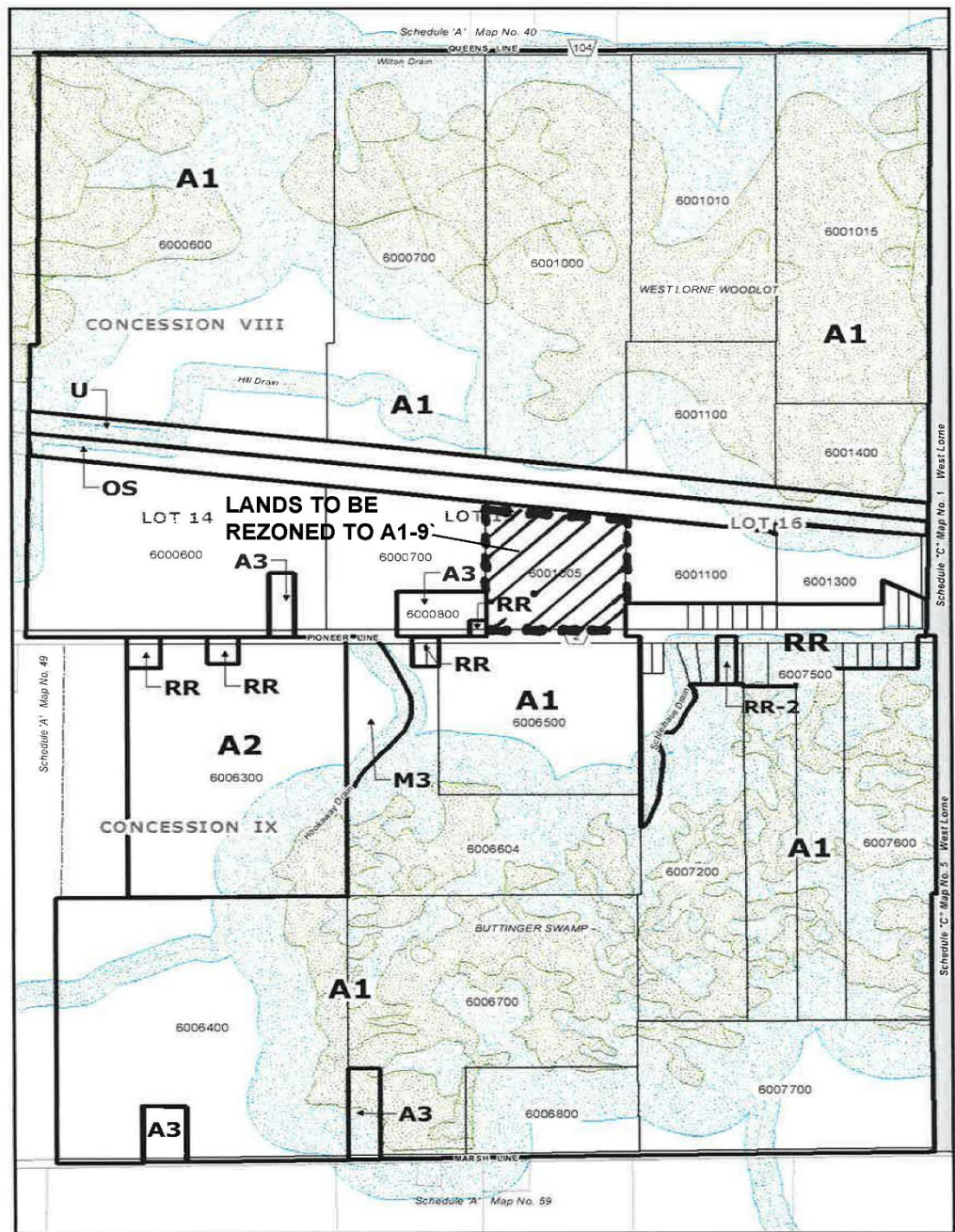
Read a first, second, and third time and finally passed this 22<sup>nd</sup> day of June 2023.

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Richard Leatham  
Mayor

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Terri Towstiac  
Clerk



This is Schedule "A" to By-law No. 2023-53 passed on the 22nd day of June, 2023

MAYOR

CLERK

MUNICIPALITY OF WEST ELGIN  
Comprehensive Zoning By-Law  
2015-36 SCHEDULE 'A' MAP 50

