



# MUNICIPALITY OF West Elgin

## The Corporation of the Municipality of West Elgin

### By-Law No. 2023-105

#### Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for VL NS of Marsh Line and repeal By-law 2023-97

**Whereas** the Council of the Corporation of the Municipality of West Elgin deems it necessary to repeal By-law 2023-97, passed in error.

**And 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 "C" (West Lorne) Map 5 to By-law No. 2015-36, is hereby amended by changing the subject property from Residential First Density Holding One (R1-H-1) Zone to a Site-Specific Residential First Density Special Use Regulation 9 (R1-9) Zone, for those lands angle hatched and described as R1-9 on Schedule "A" attached hereto and forming part of this By-law, being Part of Lot 18, Concession 9, in the Municipality of West Elgin, in the County of Elgin.
2. That By-law No. 2015-36, as amended, is hereby further amended by adding the following subsection to Section 8.3 Site-Specific Zones:

"8.3.9 a) Defined Area

R1-9 as shown on Schedule "C", Map 5.

b) Permitted Uses

home occupation  
single unit dwelling

- c) Notwithstanding the provisions of Section 9 of the By-law, the lands zoned R1-9 the following Zone Standards Apply:

i)	Minimum Lot Area	440 sq. m
ii)	Minimum Lot Frontage (interior lot)	12.8 m
iii)	Minimum Front Yard	6 m
iv)	Minimum Exterior Side Yard	4.0 m
v)	Minimum Interior Side Yard with attached garage	1.2 m
vi)	Minimum Interior Side Yard no attached garage	1.2 m on one side & 4.0 m on the other side
vii)	Maximum Lot Coverage	40%

3. 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have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT), shall be deemed to have come into force on the day it was passed.

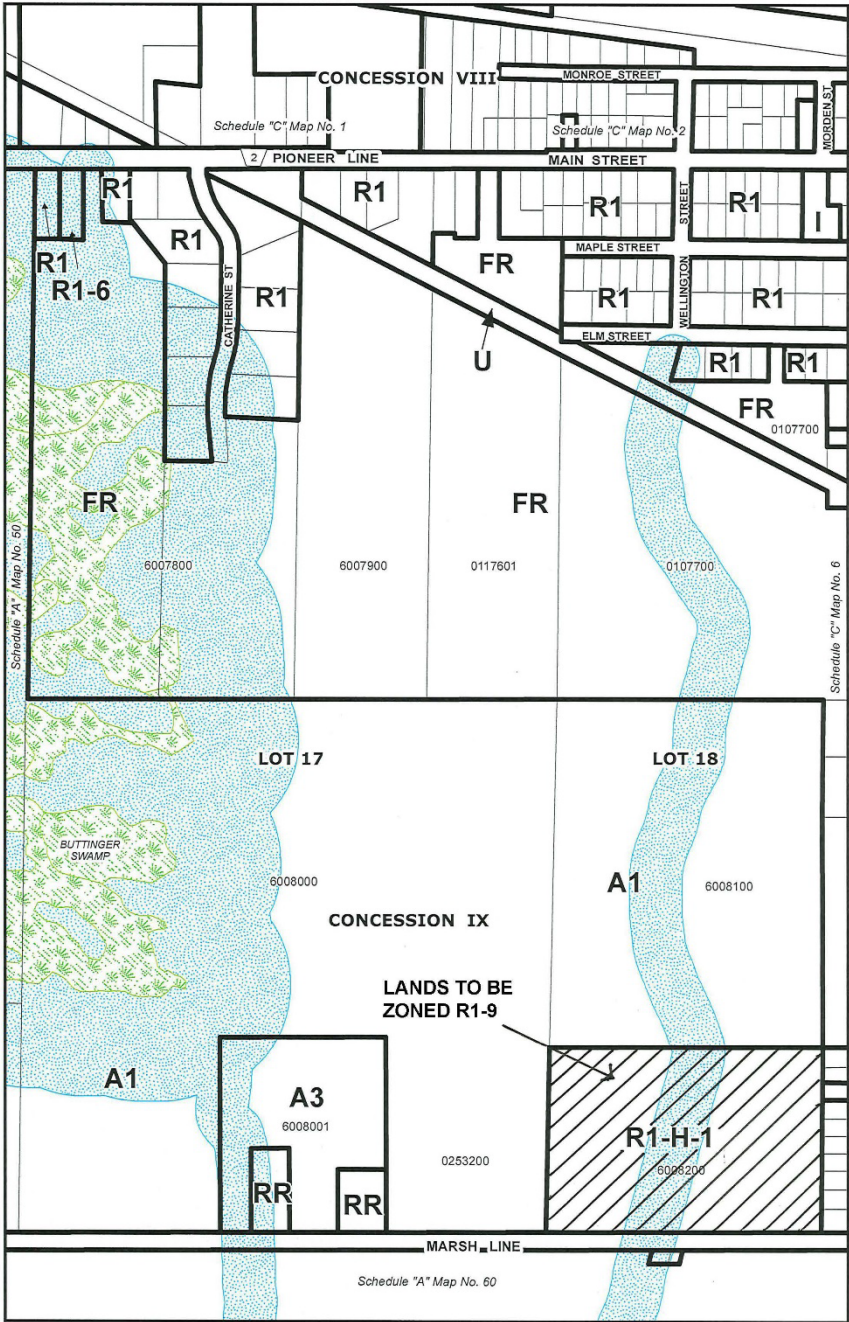
Read a first, second, and third time and finally passed this 21<sup>st</sup> day of December 2023.

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Richard Leatham  
Mayor

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Terri Towstiuc  
Clerk



This is Schedule "A" to By-law No. 2023-105 passed on the 21st day of December, 2023

MAYOR

CLERK

MUNICIPALITY OF WEST ELGIN  
Comprehensive Zoning By-Law  
2015-36 SCHEDULE 'C' MAP 5

