



MUNICIPALITY OF West Elgin

The Corporation of the Municipality of West Elgin

By-Law No. 2024-31

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for 176 Munroe Street

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 2 to By-law No. 2015-36, is hereby amended by changing the subject property from Residential First Density (R1) Zone to a Site-Specific Residential First Density Special Use Regulation 10 (R1-10) Zone, for those lands angle hatched and described as R1-10 on Schedule "A" attached hereto and forming part of this By-law, being Lot 11, Blk B, Plan 75, 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:

"8.3.11 a) Defined Area

R1-10 as shown on Schedule "C", Map 2.

b) Permitted Uses

home occupation
single unit dwelling
townhouse dwelling limited to a maximum of five dwelling units

c) Notwithstanding the provisions of Section 8 of the By-law, for the lands zoned R1-10 the following Zone Standards apply:

i)	Minimum Lot Area	800 sq. m
ii)	Minimum Lot Frontage (interior lot)	20 m
iii)	Minimum Front Yard	7.5 m
iv)	Minimum Interior Side Yard (easterly)	2 m
v)	Minimum Interior Side Yard (westerly)	6 m
vi)	Minimum Rear Yard	1.8 m
vii)	Maximum Lot Coverage	50%

d) Notwithstanding Section 4.18.1 a five-unit townhouse dwelling shall provide a minimum of 1 parking space per dwelling unit.

e) Notwithstanding Section 4.18.3 parking may be located in a front yard.

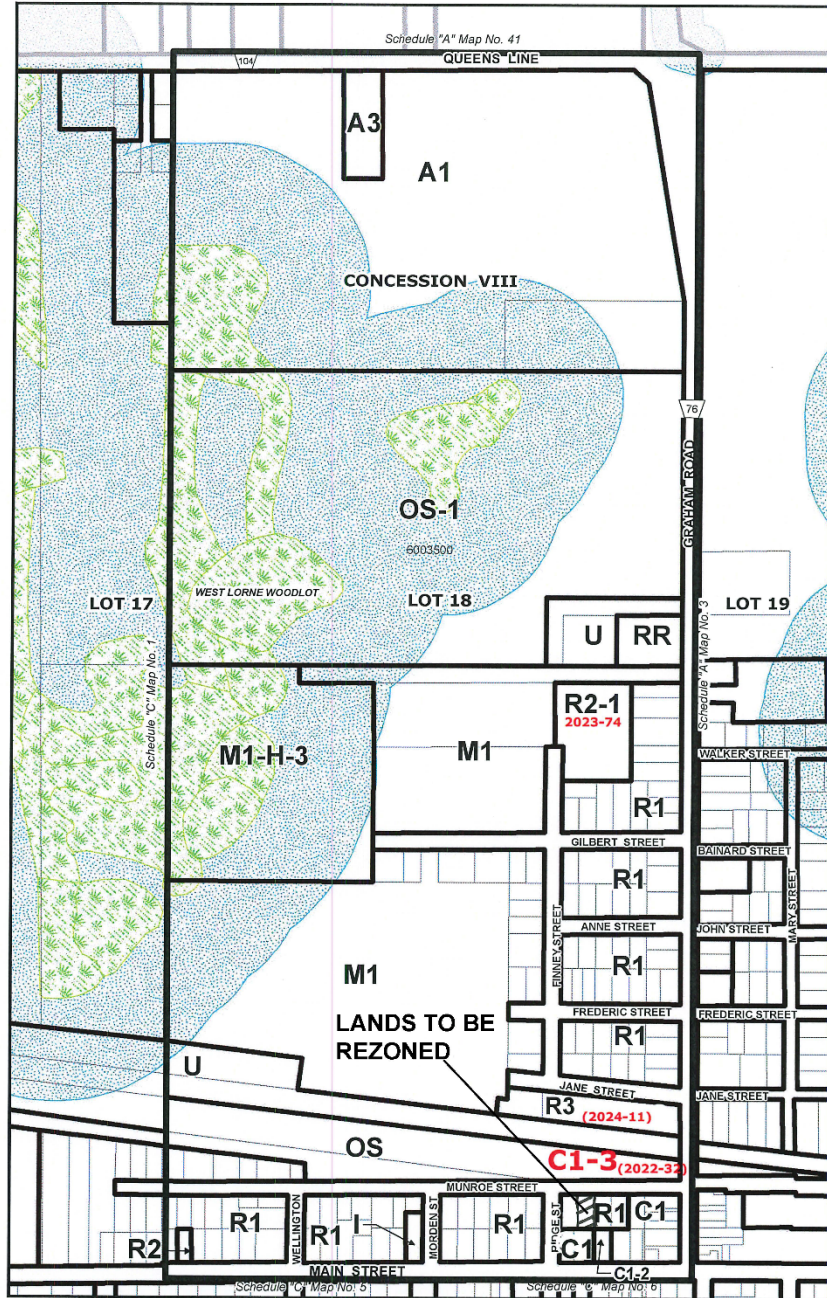
3. This By-law comes into force upon the day it is passed in the event an appeal has not been filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended. In the event an appeal is filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended, 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 25th day of April 2024.

Richard Leatham
Mayor

Terri Towstiac
Clerk

SCHEDULE 'A'



This is Schedule "A" to By-law No. 2024-31
 passed on the 25th day of April, 2024

MAYOR

CLERK

MUNICIPALITY OF WEST ELGIN
 Comprehensive Zoning By-Law
 2015-36 SCHEDULE 'C' MAP 2

