



MUNICIPALITY OF West Elgin

The Corporation of the Municipality of West Elgin

By-Law No. 2024-64

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for 22003 Queen's 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 "B" (Rodney) Map 3 to By-law No. 2015-36, is hereby amended by changing the subject property from Future Residential (FR) Zone and Residential First Density (R1) Zone to a Site-Specific Residential Second Density Special Use Regulation 2 (R2-2) Zone, for those lands hatched and described as R2-2 on Schedule "A" attached hereto and forming part of this By-law, being Lot 30, Plan 22, and Part of Lot 2, RP 11R 5577 & Part 1, RP 11R 10956, 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 9.3 Site-Specific Zones:

"9.3.2 a) Defined Area

R2-2 as shown on Schedule "B", Map 3.

b) Permitted Uses

duplex dwelling
group home
home occupation
semi-detached dwelling
single unit dwelling

c) Notwithstanding any other provisions of Section 9 of the By-law, the lands zoned R2-2 the following special zone standards apply:

- | | | |
|------|--|---|
| i) | Minimum Lot Area
(duplex or single unit dwelling) | 475 m ² |
| ii) | Minimum Exterior Side Yard | 4.0 m |
| iii) | Minimum Interior Side Yard | 1. 5m with attached garage, 1.5 m & 3 m with no garage or carport |

3. That Schedule "B" (Rodney) Map 3 to By-law No. 2015-36, is hereby amended by changing the subject property from Future Residential (FR) Zone to a Site-Specific Residential Third Density Special Use Regulation 7 (R3-7) Zone, for those lands cross-hatched and described as R3-7 on Schedule "A" attached hereto and forming part of this By-law, being Lot 30, Plan 22, and Part of Lot 2, RP 11R 5577 & Part 1, RP 11R 10956, in the Municipality of West Elgin, in the County of Elgin.
4. That By-law No. 2015-36, as amended, is hereby further amended by adding the following subsection to Section 10.3 Site-Specific Zones:

"10.3.7 a) Defined Area

R3-7 as shown on Schedule "B", Map 3.

b) Permitted Uses

apartment dwelling
double duplex dwelling
home occupation
multi-unit dwelling
senior citizen's dwelling
townhouse dwelling

- c) Notwithstanding any other provisions of Section 10 of the By-law, the lands zoned R3-7 the following special zone standards apply:

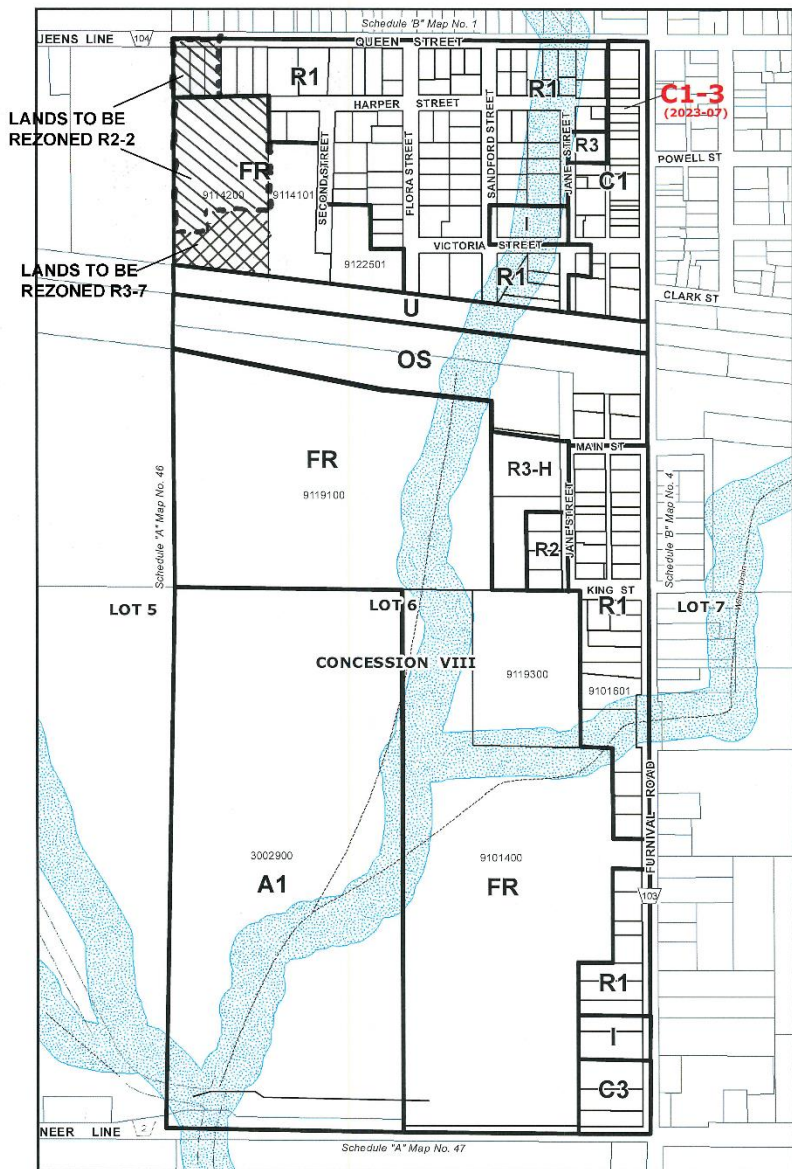
i)	Minimum Lot Frontage Townhouse & Multi Unit Dwellings	13 m
ii)	Lot Coverage (Maximum)	40%
iii)	Rear Yard Depth	8.0 m
iv)	Minimum Interior Side Yard Townhouse Dwelling Townhouse Dwelling Unit	4 m 4 m, 0 m along a common wall

5. 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 12th day of September 2024.

Richard Leatham
Mayor

Terri Towstiac
Clerk



Municipality of WEST ELGIN:
 RODNEY and AREA
 SCALE 1:5,000
 0 50 100 200 300 400 Metres
 Municipality of West Elgin Zoning By-Law

Schedule "B"
 Map No. 3

This is Schedule "A" to By-law No. 2024-64
 passed on the 12th day of September, 2024

 MAYOR

 CLERK

MUNICIPALITY OF WEST ELGIN
 Comprehensive Zoning By-Law
 2015-36 SCHEDULE 'B' MAP 3

