



MUNICIPALITY OF West Elgin

The Corporation of the Municipality of West Elgin

By-Law No. 2025-26

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for VL NS of Marsh 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 By-law No. 2015-36, as amended, is hereby amended by deleting the words "Section 9" from Section 8.3.10 c) and replacing with "Section 8".
2. That By-law No. 2015-36, as amended, is hereby further amended by adding the following after Section 8.3.10 c) Special Regulation 9

"8.3.10 d) Additional Permitted Uses

semi-detached dwelling
semi-detached dwelling unit

- e) Notwithstanding 8.3.10 b) a semi-detached dwelling or semi-detached dwelling unit is only permitted on Lots 1, 27, 28, 36, 46 and 66 or as highlighted and hatched on Appendix A attached to the amending by-law.

- f) Notwithstanding any other provisions of Section 8 of the By-law to the contrary for the lands zoned R1-9 the following additional Zone Standards apply:

Semi-detached dwelling

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|-----|----------------------|-----------|
| i) | Minimum Lot Area | 570 sq. m |
| ii) | Minimum Lot Frontage | 15 m |

Semi-detached dwelling unit

- | | | |
|-----|----------------------|-----------|
| i) | Minimum Lot Area | 285 sq. m |
| ii) | Minimum Lot Frontage | 7.5 m |

Semi-detached dwelling or dwelling unit

- | | | |
|------|--|-------------------------------|
| i) | Minimum Front Yard | 6 m |
| ii) | Minimum Exterior Side Yard | 3.0 m |
| iii) | Minimum Interior Side Yard
with attached garage | 1.2 m &
0 m common
wall |

iv)	Minimum Rear Yard	7.5 m
v)	Height (max.)	10.5 m
vi)	Maximum Lot Coverage	40%
vii)	Outdoor Amenity	45.0 m²/unit
viii)	Dwelling Units/Lot	2
ix)	Parking	2 per unit

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 22nd day of May 2025.

Richard Leatham

Mayor

Terri Towstiuc

Clerk

