



MUNICIPALITY OF **West Elgin**

The Corporation of the Municipality of West Elgin

By-Law No. 2021-06

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as Concession 14, Part of Lot 6 and repeal By-law 2020-85

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 "G" to By-law No. 2015-36, is hereby amended by changing the subject property from **Lakeshore Development (LD) Zone** to **Site-Specific Residential First Density Holding (R1-7-H-1) Zone**, **Site-Specific Residential First Density Holding (R1-8-H-3)**, **Site-Specific Residential Third Density Holding (R3-2-H-1)**, **Site-Specific Tourist Commercial Holding (TC-1-H-3)**, **Site-Specific Open Space Holding (OS-5-H-3)**, **Site-Specific Open Space Holding (OS-6-H-3)** and **Site-Specific Open Space Holding (OS-7-H-3)** for those lands outlined in heavy solid lines and described as R1-7-H-1, R1-8-H-3, R3-2-H-1, TC-1-H-3, OS-5-H-3, OS-6-H-3 and OS-7-H-3 on Schedule "A" attached hereto and forming part of this By-law, being Concession 14, Part of Lot 6, in the geographic Township of Aldborough, now 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 subsections to Section 8.3 Site-Specific Zones:

"8.3.7 a) Defined Area

R1-7-H-1 as shown on Schedule "G" to this By-law.

- b) Notwithstanding the provisions of Section 8 of the By-law, the lands zoned R1-7-H-1 on Schedule "G" to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this

By-law; and may be serviced by a private piped water system and a private sanitary sewage system.

8.3.8 a) Defined Area

R1-8-H-3 as shown on Schedule “G” to this By-law.

b) Notwithstanding the provisions of Section 8 of the By-law, the lands zoned R1-8-H-3 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.

c) A public meeting for site plan review is required prior to the owner entering into a site plan agreement with the Municipality for lands zoned R1-8-H-3 on Schedule “G” to this By-law.”

3. That By-law No. 2015-36, as amended, is amended by adding the following subsection to Section 10.3 Site-Specific Zones:

“10.3.2 a) Defined Area

R3-2-H-1 as shown on Schedule “G” to this By-law.

b) Notwithstanding the provisions of Section 10 of the By-law, the lands zoned R3-2-H-1 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.”

4. That By-law No. 2015-36, as amended, is hereby further amended by adding the following subsection to Section 19.3 Site-Specific Zones:

“19.3.1 a) Defined Area

TC-1-H-3 as shown on Schedule “G” to this By-law.

b) Notwithstanding the provisions of Section 19 of the By-law, the lands zoned TC-1-H-3 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.”

5. That By-law No. 2015-36, as amended, is hereby amended by adding the following subsection to Section 25.3 Site-Specific Zones:

“25.3.5 a) Defined Area

OS-5-H-3 as shown on Schedule “G” to this By-law.

b) Permitted Use

Conservation

6. That By-law No. 2015-36, as amended, is hereby further amended by adding the following subsection to Section 25.3 Site-Specific Zones:

“25.3.6 a) Defined Area

OS-6-H-3 as shown on Schedule “G” to this By-law.

b) Permitted Uses

Sewage treatment plant
Conservation area
Private park

- c) Notwithstanding the provisions of Section 25 of the By-law, the lands zoned OS-6-H-3 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.”

7. That By-law No. 2015-36, as amended, is hereby amended by adding the following subsection to Section 25.3 Site-Specific Zones:

“25.3.7 a) Defined Area

OS-7-H-3 as shown on Schedule “G” to this By-law.

b) Permitted Uses

Conservation area
Private park

- c) Notwithstanding the provisions of Section 25 of the By-law, the lands zoned OS-7-H-3 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.”

8. That By-law No. 2020-85 be repealed in its entirety.

9. 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 Local Planning Appeal Tribunal (LPAT), shall be deemed to have come into force on the day it was passed.

Read a first and a second time and provisionally adopted this 28th day of January 2021.

Duncan McPhail
Mayor

Jana Nethercott
Clerk

Read a third time and finally passed this _____ day of _____.

Duncan McPhail
Mayor

Jana Nethercott
Clerk