PLANNING REPORT 2022-16 APPENDIX THREE: PROPOSED BY-LAW

MUNICIPALITY OF
West Elgin

The Corporation of the Municipality of West Elgin

By-Law No. 2022-xx

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for the property known as 196 Ridge 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" Map No. 6 to By-law No. 2015-36, is hereby amended by changing the subject property from **Residential First Density Holding 1 (R1-H-1) Zone** to **Residential Third Density Special Use Regulation 2 (R3-2)** for those lands outlined in heavy solid lines and described as R3-2, on Schedule "A" attached hereto and forming part of this By-law, being Part of Lot 64, Plan 199; Municipality of West Elgin.

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

   "10.3.2 a) **Defined Area** (Arvai Developments Inc.)

   R3-2 as shown on Schedule "C", Map No. 6.

   b) **Front Yard Depth** 3.0 m

   c) **Side Yard Width** 4.05 m

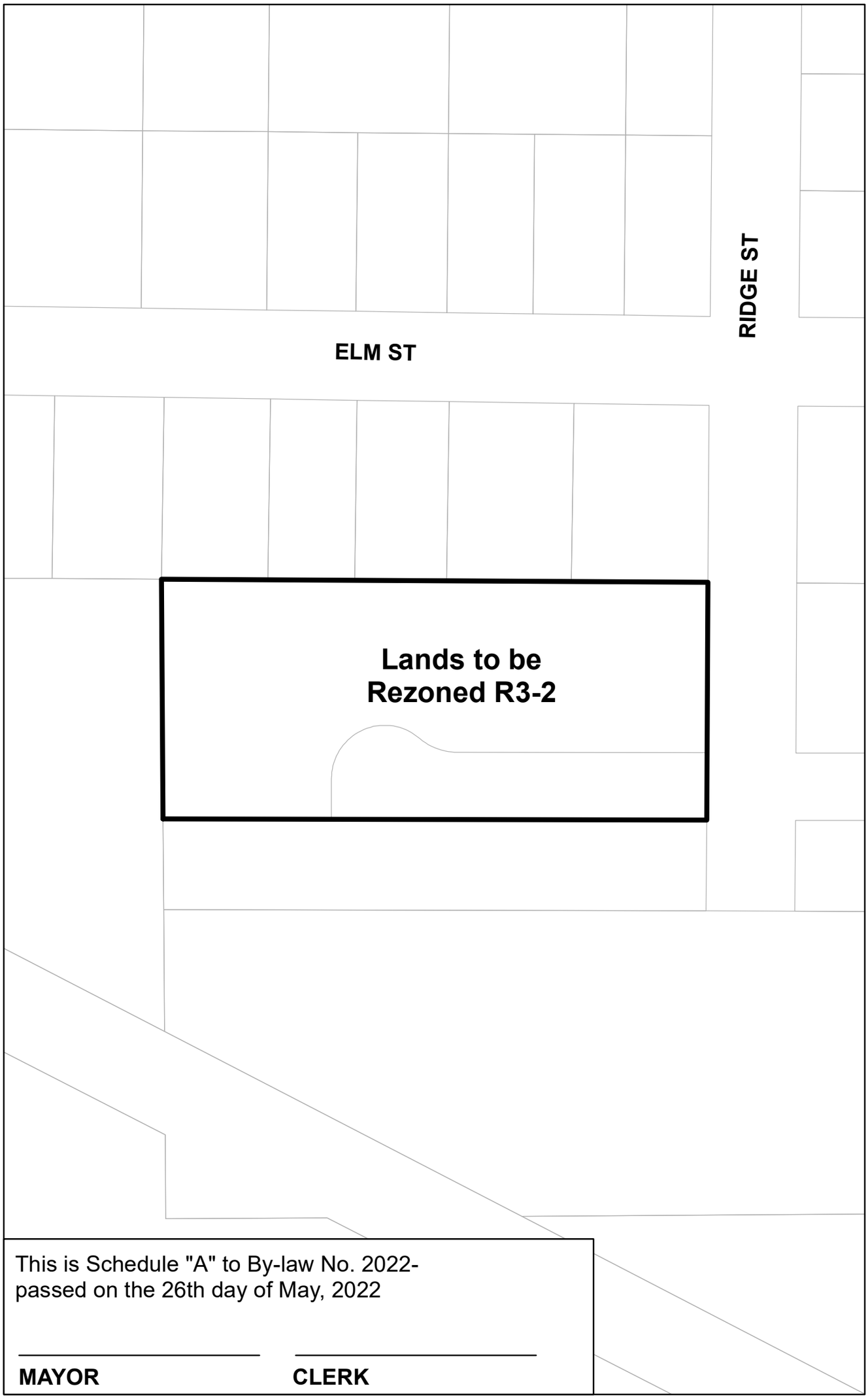
   d) Notwithstanding Section 4.18.4, the minimum length of a parking space shall be 5.49 m."

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except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)), shall be deemed to have come into force on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 _____th day of _____ 2022.

_____	_____
Duncan McPhail	Jana Nethercott
Mayor	Clerk



This is Schedule "A" to By-law No. 2022-
passed on the 26th day of May, 2022

MAYOR **CLERK**

MUNICIPALITY OF WEST ELGIN
Comprehensive Zoning By-Law 2015-36
SCHEDULE 'C' MAP 6

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Meters