



# 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 177 Victoria 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 "B" Map No. 3 to By-law No. 2015-36, is hereby amended by changing the subject property from **Institutional (I) Zone** to **Residential Third Density Site-Specific Provision 2 (R3-2) Zone** 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 Lots 7 to 10 and Block G, Plan 154; 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:
  - a) **Defined Area** (The 525 – The Former Rodney Legion)  
R3-2 as shown on Schedule "B", Map No. 3.
  - b) **Side Yard Width** 6.5 metres"
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have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)), shall be deemed to have come into force on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 \_\_\_\_<sup>th</sup> day of \_\_\_\_ 2022.

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Duncan McPhail  
Mayor

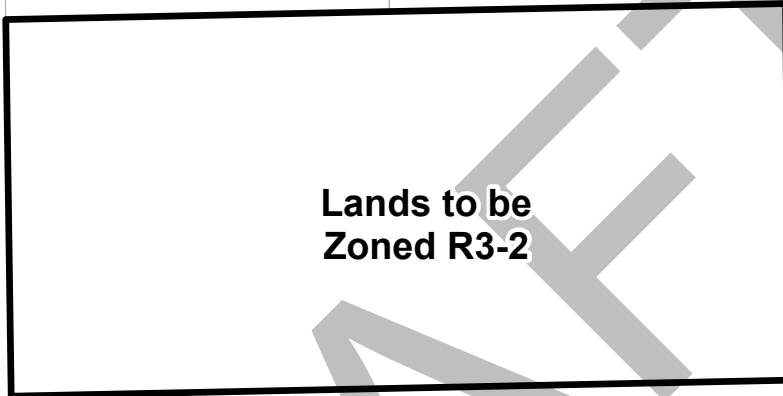
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Jana Nethercott  
Clerk

DRAFT

SANDFORD ST

JANE ST



Lands to be Zoned R3-2

VICTORIA ST

JANE ST

This is Schedule "A" to By-law No. 2022-  
passed on the \_\_\_th day of \_\_\_\_\_, 2022

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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

