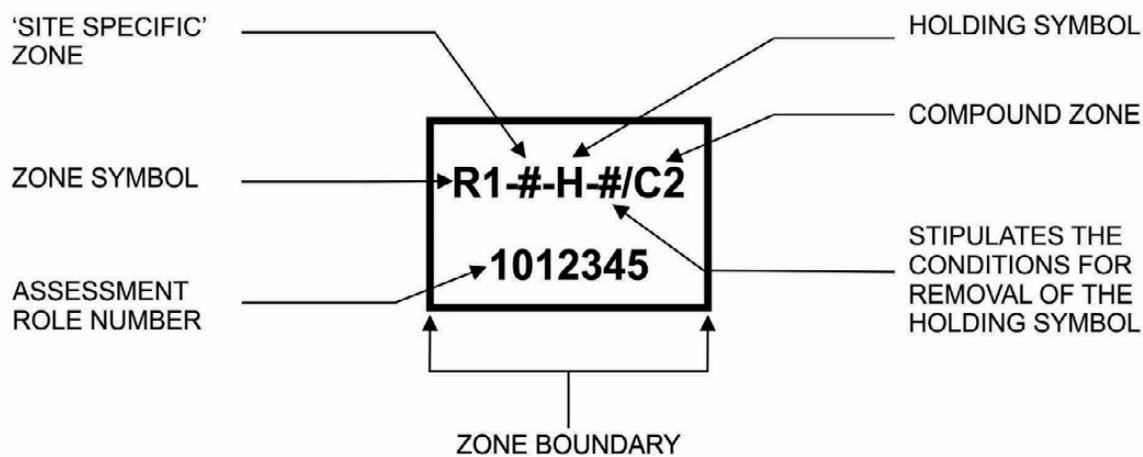




**ZONE LEGEND**

CLASSIFICATION	SYMBOL	CLASSIFICATION	SYMBOL
<b>AGRICULTURAL</b>		<b>INDUSTRIAL</b>	
GENERAL AGRICULTURAL	A1	GENERAL INDUSTRIAL	M1
AGRICULTURAL	A2	FARM INDUSTRIAL	M2
RESTRICTED AGRICULTURAL	A3	RURAL INDUSTRIAL	M3
<b>RESIDENTIAL</b>		EXTRACTIVE INDUSTRIAL	M4
RESIDENTIAL FIRST DENSITY	R1	<b>OTHER ZONES</b>	
RESIDENTIAL SECOND DENSITY	R2	INSTITUTIONAL	I
RESIDENTIAL THIRD DENSITY	R3	OPEN SPACE	OS
RURAL RESIDENTIAL	RR	RECREATIONAL VEHICLE PARK	RVP
HAMLET RESIDENTIAL	HR	CEMETERY	C
LAKESHORE RESIDENTIAL	LR	PUBLIC UTILITY	U
FUTURE RESIDENTIAL	FR	FUTURE DEVELOPMENT	FD
<b>COMMERCIAL</b>		LAKESHORE DEVELOPMENT	LD
VILLAGE CORE	C1		
HAMLET COMMERCIAL	C2		
HIGHWAY COMMERCIAL	C3		
TOURIST COMMERCIAL	TC	HOLDING SYMBOL	H

**55 INSET MAP**



# WETLANDS AND HAZARD LANDS



**LANDS IDENTIFIED AS PROVINCIALLY SIGNIFICANT WETLANDS BY THE MINISTRY OF NATURAL RESOURCES AND FORESTRY.** Under the Provincial Policy Statement 2014, and the West Elgin Official Plan, (1) development and site alteration are not permitted in these areas. Within 120 metres of these areas, development and site alteration may be permitted where it has been demonstrated (customarily by an environmental impact study commissioned by and paid for by the land owner / proponent and submitted to the Municipality), (2) that there will be no negative impacts on the wetland or its ecological functions. Applications for building permits within these areas and within 120 metres of these areas will be referred to the Lower Thames Valley Conservation Authority for any required permission or approval in accordance with Ontario Regulation 152/06 prior to issuance of any building permit by the Municipality. Changes to these areas may occur without being reflected on the Zone Maps.



**LANDS IDENTIFIED AS LOCALLY SIGNIFICANT WETLANDS BY THE MINISTRY OF NATURAL RESOURCES AND FORESTRY.** Under the policies of the West Elgin Official Plan, (1) development and site alteration are not permitted in these areas. Within 30 metres of these areas, development and site alteration may be permitted where it has been demonstrated (customarily by an environmental impact study commissioned by and paid for by the land owner / proponent and submitted to Municipality), (2) that there will be no negative impacts on the wetland or its ecological functions. Applications for building permits within these areas and within 30 metres will be referred to the Lower Thames Valley Conservation Authority for any required permission or approval in accordance with Ontario Regulation 152/06 prior to issuance of any building permit by the Municipality. Changes to these areas may occur without being reflected on the Zone Maps.



**ADDITIONAL LANDS REGULATED BY THE LOWER THAMES VALLEY CONSERVATION AUTHORITY PURSUANT TO ONTARIO REGULATION 152/06.** These areas include flood prone lands, valley land hazards, watercourse setbacks and adjacent lands associated with provincially and locally significant wetlands.



**INLAND EXTENT OF LANDS ALONG THE LAKE ERIE SHORELINE REGULATED BY THE LOWER THAMES VALLEY CONSERVATION AUTHORITY.**

## **List of Schedules**

**Schedule “A” – Rural Area**

**Schedule “B” –Rodney**

**Schedule “C” – West Lorne**

**Schedule “D” – Clachan**

**Schedule “E” – Eagle**

**Schedule “F” – New Glasgow**

**Schedule “G” – Port Glasgow**

**Schedule “H” – Minimum Distance Separation (MDS) Formulae**

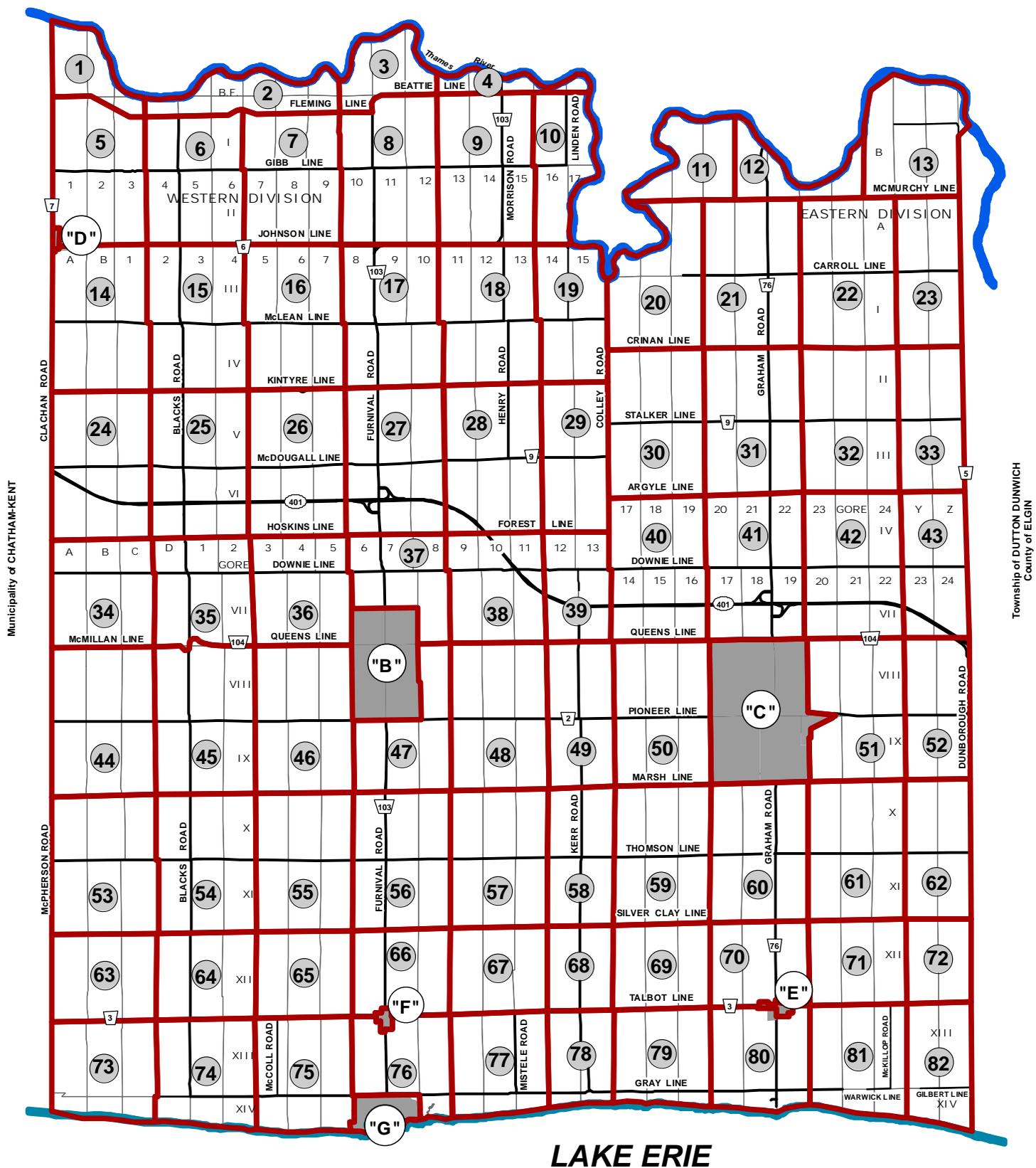
# Municipality of WEST ELGIN

## ZONING BY-LAW INDEX

### Schedules "A" - "G"



Municipality of  
Southwest Middlesex  
COUNTY of MIDDLESEX



**LAKE ERIE**

- (B) Schedule "B" Rodney
- (C) Schedule "C" West Lorne
- (D) Schedule "D" Clachan
- (E) Schedule "E" Eagle
- (F) Schedule "F" New Glasgow
- (G) Schedule "G" Port Glasgow

SCALE 1:100,000

0 500 1,000 2,000 3,000 4,000 5,000 Metres

