

SECTION 31. ENACTMENT

31.1 CONFLICT WITH OTHER BY-LAWS

Where a provision of this By-law conflicts with a provision of another by-law in force in the Municipality, the provision that establishes the higher standard shall prevail.

31.2 REPEAL OF EXISTING BY-LAWS

All previous by-laws passed under Section 34 of the Planning Act by the former Township of Aldborough, the former Village of West Lorne and the former Village of Rodney, shall be deemed to have been repealed except to the extent that any of the said by-laws prohibits the use of any land, building or structure for a purpose that is also prohibited by this By-law.

31.3 MINOR VARIANCES AND PERMISSIONS

Notwithstanding Section 10.2 of this By-law to the contrary, where a minor variance or permission has been granted under Section 45 of the Planning Act or a predecessor thereof from one or more of the permitted uses or standards of the Township of Aldborough Zoning By-law No. 90-50, the Village of Rodney Zoning By-law No. 89-10 or the Village of West Lorne Zoning By-law No. 89-20, as amended, the variance or permission granted shall be deemed to continue to be in effect, and the use of lands or the erection of any building or structure to which said variance or permission applies shall be deemed to conform and comply with the permitted uses and standards of this By-law.

31.4 SEVERABILITY

In the event that any clause or provision of this By-law, including anything contained in the attached schedules, is for any reason, deemed ultra vires by any Court of competent jurisdiction, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, provisions, and clauses of this By-law shall remain in full force and effect.

31.5 EFFECTIVE DATE

This By-law shall come into force on the day it is passed subject to the provisions of the Planning Act.

Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED by COUNCIL this 28th day of MAY 2015.

**_____
Bernie Wiehle
MAYOR**

**_____
Norma C. Bryant
CLERK**

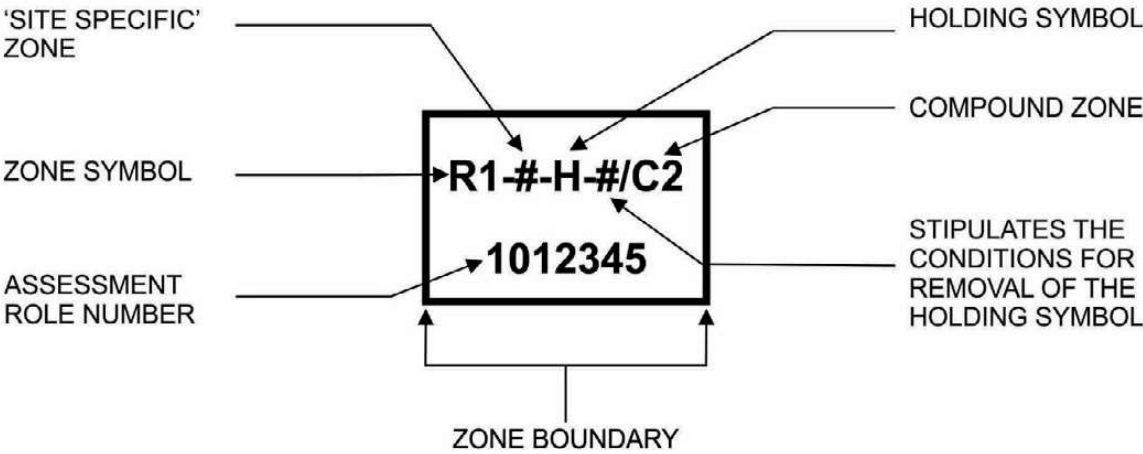


ZONE LEGEND

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



INSET MAP



WETLANDS AND HAZARD LANDS



LANDS IDENTIFIED AS PROVINCIALY 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