

**THE CORPORATION OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE**

BY-LAW NO. 40 – 2022

BEING A BY-LAW TO AMEND SCHEDULE A OF BY-LAW NO. 36-09, AS
AMENDED
(BEING THE COMPREHENSIVE ZONING BY-LAW OF THE
MUNICIPALITY OF ARRAN-ELDERSLIE)
RE: ARRAN CON 8 PT LOT 29 PLAN; 29 PT PARK LOT 5 PLAN 220; PARK LOT J
PT PARK LOT K RP; 3R9158 PT PART 1 (Tara),

Whereas Section 34(1) of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended, provides that: “Zoning by-laws may be passed by the councils of local municipalities:

1. For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.
2. For prohibiting the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.”

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule “A” of By-law No. 36-09, as amended being the Comprehensive Zoning By-law for the Municipality of Arran-Elderslie, is hereby further amended by changing thereon from Residential: Low Density Single ‘R1’, Residential: Low Density Multiple ‘R2’ and Environmental Protection ‘EP’ zone to Residential: Low Density Single Special ‘R1-40-2021a’, Residential: Low Density Single Special ‘R1-40-2021b’, Residential: Low Density Multiple Special ‘R2-40-2021’ and Environmental Protection ‘EP’ zone of the subject lands, as outlined in Schedule ‘A’, attached hereto and forming a part of this by-law.
2. THAT By-law No. 36-09, as amended, is hereby further amended by adding the follow subsection to Section 10.5 thereof:

‘R1-40-2021a’

Notwithstanding their Residential: Low Density Single ‘R1’ zoning designation, those lands delineated as ‘R1-40-2021a’ on Schedule ‘A’ to this By-law shall be used in compliance with the ‘R1’ zone provisions contained in this by-law, excepting however:

- i. The minimum exterior side yard shall be 4.5 m;
- ii. The minimum rear yard shall be 5.0 m for Lot 2 only; and
- iii. The maximum lot coverage shall be 40%.

‘R1-40-2021b’

Notwithstanding their Residential: Low Density Single ‘R1’ zoning designation, those lands delineated as ‘R1-40-2021b’ on Schedule ‘A’ to this By-law shall be used in compliance with the ‘R1’ zone provisions contained in this by-law, excepting however:

- i. The minimum lot area shall be 325 m² for each semi-detached dwelling unit to be erected on a separate lot of record;

- ii. The minimum lot frontage shall be 9.0 m for each semi-detached dwelling unit to be erected on a separate lot of record;
 - iii. The minimum exterior side yard shall be 4.5 m; and
 - iv. The maximum lot coverage shall be 50%.
3. THAT By-law No. 36-09, as amended, is hereby further amended by adding the follow subsection to Section 10.6 thereof:

‘R2-40-2021’

Notwithstanding their Residential: Low Density Multiple ‘R2’ zoning designation, those lands delineated as ‘R2-40-2021’ on Schedule ‘A’ to this By-law shall be used in compliance with the ‘R2’ zone provisions contained in this by-law, excepting however:

- i. The minimum lot frontage shall be 7.0 m for each townhouse unit;
 - ii. The minimum exterior side yard shall be 4.5 m;
 - iii. The minimum interior side yard shall be 1.5 m; and
 - iv. The maximum lot coverage shall be 50%.
4. THAT this By-law takes effect from the date of passage by Council, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.

READ a FIRST and SECOND time this 13th day of June, 2022.

READ a THIRD time and finally passed this 13th day of June, 2022.

<hr/> <p>Steve Hammell, Mayor</p>	<hr/> <p>Christine Fraser-McDonald, Clerk</p>
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