

## THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

---

### BY-LAW NO. 53 – 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:

Plan 12 Lot 3 and 4 Part Lot 2; Part Lot 5 ROWE N/S (Village of Paisley),  
Roll Number 4103-410-001-13100

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 the Central Business District ‘C1’ zone to the Central Business District Special ‘C1-53-2022’ zone on 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 12.5 thereof:

‘53-2022’

Notwithstanding their ‘C1’ zoning designation, those land delineated as ‘C1-53-2022’ on Schedule ‘A’ to this By-law shall be used in accordance with ‘C1’ zone provisions contained in this By-law excepting however that:

- i. The maximum number of residential units shall be 35.
  - ii. The minimum commercial ground floor area shall be 160 square metres and front onto Queen Street South.
  - iii. The maximum building height shall be 13.7 metres.
  - iv. Development shall be subject to Site Plan Control.
3. 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 26<sup>th</sup> day of September, 2022.

READ a THIRD time and finally passed this 26<sup>th</sup> day of September, 2022.

---

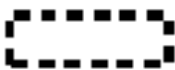
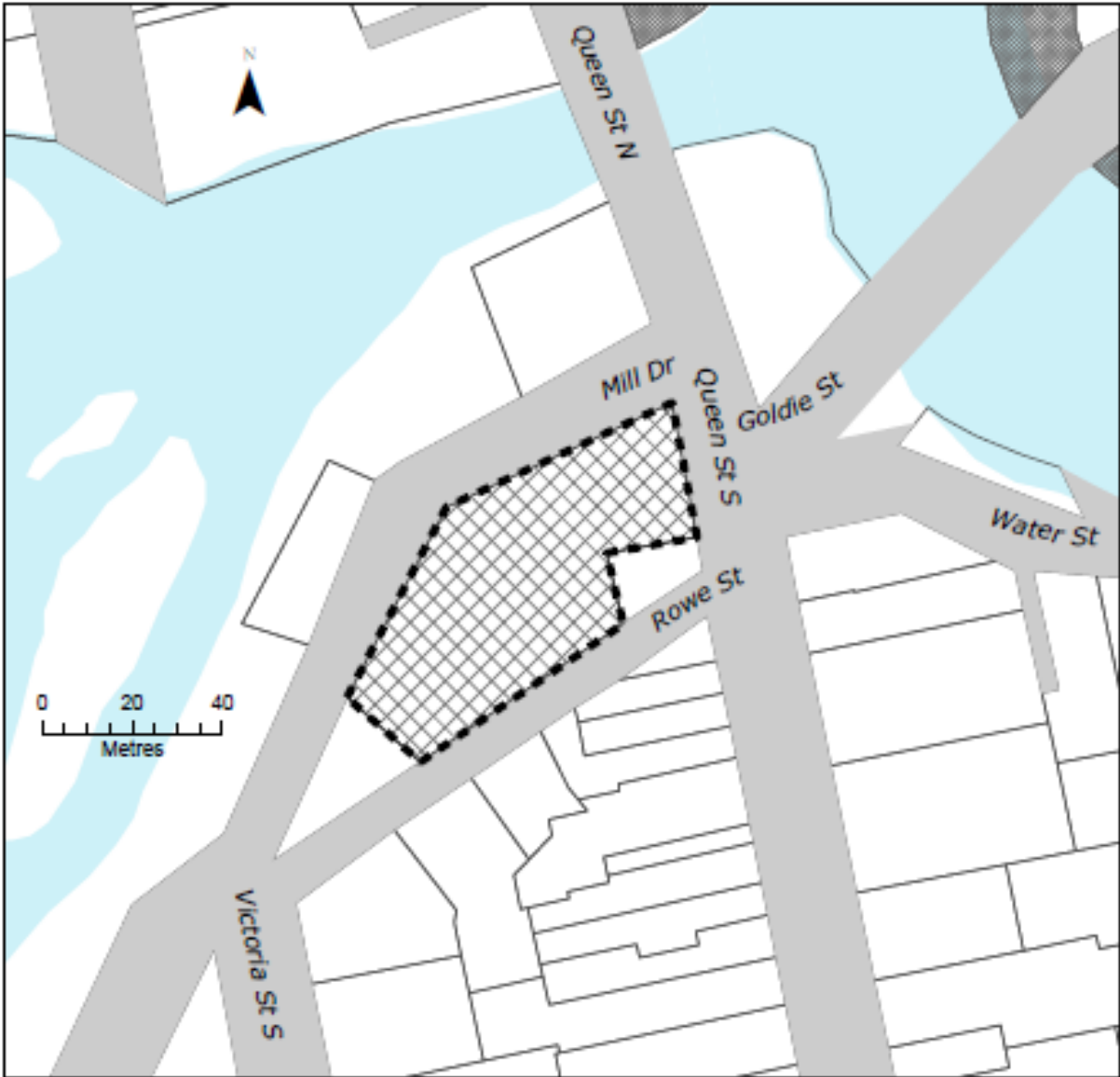
Steve Hammell, Mayor

---

Christine Fraser-McDonald,  
Clerk

Schedule 'A'

604 QUEEN ST S - Plan 12 Lot 3 and 4 Part Lot 2;Part Lot 5 ROWE N/S - Roll 410341000113100  
Municipality of Arran-Elderslie (Village of Paisley)



Subject Property



Lands to be zoned C1-53-2022 – Central Business District Special

This is Schedule 'A' to the zoning by-law  
amendment number \_\_\_\_\_ passed this  
\_\_\_\_\_ day of \_\_\_\_\_

Mayor \_\_\_\_\_  
Clerk \_\_\_\_\_