

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

BY-LAW NO. 14 – 2023

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:

GEORGE W/S LOT PT 11 RP;3R3103 PART 2 (Village of Paisley), Municipality of
Arran-Elderslie, 324 Balaklava Street

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 Multiple (R2)' ZONE to 'Residential: Medium Density Multiple Special R3-14-2023-a and 'Residential: Medium Density Multiple Special R3-14-2023-b' ZONES 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 10.7 thereof:

'R3-14-2023'

.03 Notwithstanding their 'Residential: Medium Density Multiple zoning designation, those lands delineated as R3-14-2023-a and R3-14-2023-b on Schedule 'A' to this By-law shall be used in compliance with the 'R3' zone provisions contained in this by-law, excepting however:

R3-14-2023-a

- i. Each unit is permitted to be accessed by an independent outside entrance
- ii. A minimum lot area per unit of 151.7 square metres is permitted
- iii. A minimum lot frontage of 6.25 metres per unit is permitted
- iv. A minimum front yard setback of 5.8 m is permitted
- v. Six (6) parking spaces are permitted for four (4) units
- vi. The permitted width of a parking space is 2.6 metres
- vii. 'Planting Area/Visual Screening' in accordance with Section 3.15 is required along the westerly and northerly lot lines.

R3-14-2023-b

- i. Each unit is permitted to be accessed by an independent outside entrance
- ii. A minimum lot area per unit of 151.7 square metres is permitted

- iii. A minimum lot frontage of 6.03 metres per unit is permitted
 - iv. Six (6) parking spaces are permitted for four (4) units (Section 3.27.1 requires 8 spaces)
 - v. The permitted width of a parking space width is 2.6 metres
 - vi. A 'Planting Area/Visual Screening' in accordance with Section 3.15 is required along the northerly lot line.
3. THAT this By-law takes effect from the date upon which the Municipality of Arran-Elderslie OPA No. 12 comes into force and effect, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.
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 ____ day of _____, 2023.

READ a THIRD time and finally passed this ____ day of _____, 2023.

Steve Hammell, *Mayor*

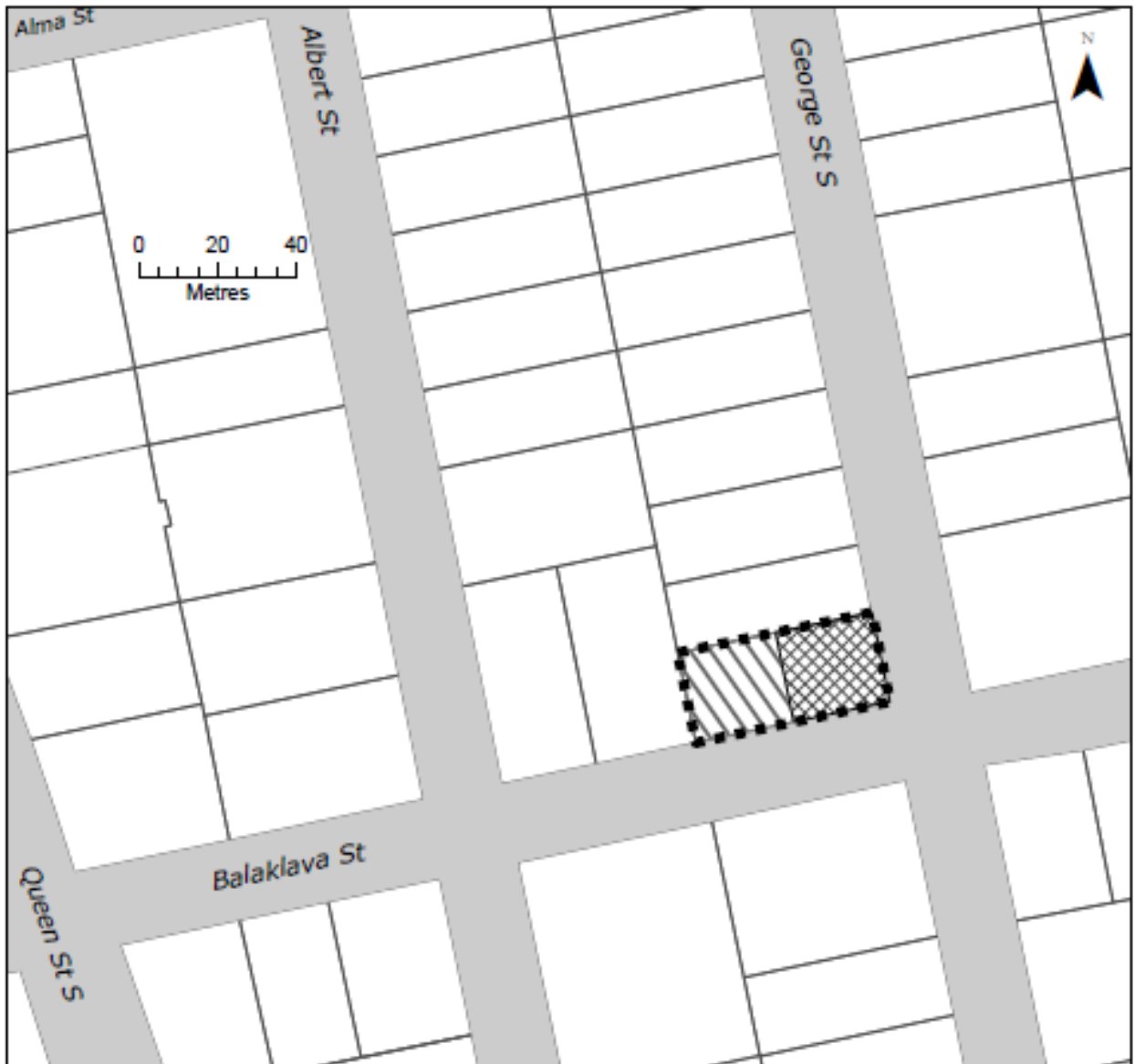
Christine Fraser-McDonald,
Clerk

Schedule 'A'

324 Balaklava Street - GEORGE W/S LOT PT 11 RP;3R3103 PART 2

Roll Number: 410341000120600

Municipality of Arran-Elderslie (Village of Paisley)



Subject Property



Lands to be zoned R3-14-2023-b - Residential: Medium Density Special



Lands to be zoned R3-14-2023-a - Residential: Medium Density Special

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

Mayor _____
Clerk _____