

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

BY-LAW NO. 42 – 2023

Being A By-Law to Amend Comprehensive Zoning By-Law No. 36-09, as amended, of the Municipality of Arran-Elderslie.

Whereas the Council of the Municipality of Arran-Elderslie deems it in the public interest to pass a By-law to amend Bylaw No. 36-09.

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, By-laws may be amended by Councils of Municipalities.

Therefore, the Council of the Municipality of Arran-Elderslie enacts the following:

1. By-law No. 36-09 is hereby amended as it affects lands described as Plan 132 Lot 6 Lot 10 Municipality of Arran-Elderslie, 45 1st Avenue N. Chesley, and shown on Schedule “A” affixed hereto.
2. Schedule “A” to 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 the zoning from Residential ‘R1’ to Residential with exceptions ‘R1-42-2023’, on the subject lands, as outlined in Schedule ‘A’, attached hereto and forming a part of this by-law.
3. By-law No. 36-09, is further amended by adding the follow subsection to Section 10.5 thereof:
‘R1-42-2023’
“Notwithstanding Section 10 to this By-law on lands described as Plan 132 Lot 6 Lot 10 Municipality of Arran-Elderslie shown as ‘R1-42-2023’ on Schedule ‘A’ for the parcel fronting 2nd Ave N/E, the minimum front yard setback is 4.5 m and the minimum rear yard setback is 6 m. For the retained lot fronting 1st Avenue N., the existing three-plex is recognized as a permitted use and the minimum rear yard setback is 6 m. All other provisions of By-law 36-09 shall apply.”
4. Schedule ‘A’ attached, and all notations thereon are hereby declared to form part of this By-law.
5. 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 11th day of September, 2023.

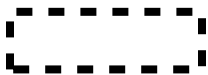
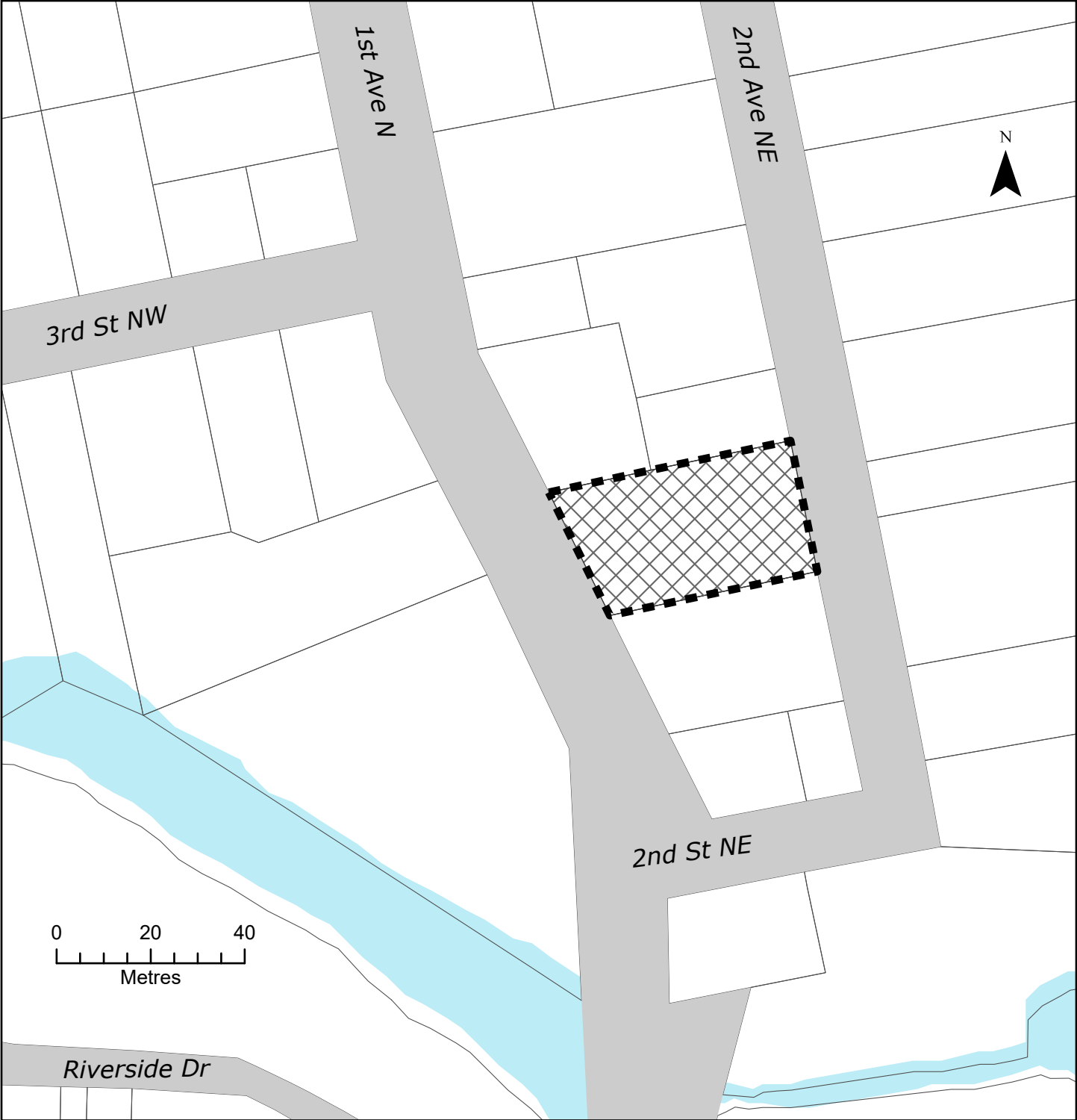
READ a THIRD time and finally passed this 11th day of September, 2023.

Steve Hammell, *Mayor*

Christine Fraser-McDonald, *Clerk*

Schedule 'A'

45 1st Avenue North - PLAN 132 LOTS 6 AND 10 - Roll 410339000111400
Municipality of Arran-Elderslie (Town of Chesley)



Subject Property



Lands to be zoned R1-42-2023 - Residential:
Low Density Single Special

This is Schedule 'A' to the zoning by-law
amendment number 42-2023 passed this 11th
day of September, 2023.

Mayor _____
Clerk _____