

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

BY-LAW NO. 19 – 2024

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: LOT 5 QUEEN N E/S (Paisley Village), 551 Queen Street North

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 ‘R1’ ZONE to Residential Special ‘R1-19’ 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:

‘R1-19-2024’

.19 Notwithstanding their Residential – Low Density Single ‘R1’ zoning designation, those lands delineated as R1-19-2024 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 construction of 2 semi-detached dwellings is permitted
 - ii. A minimum lot size of 270 square metres is permitted
 - iii. A minimum lot frontage of 10.5 metres in permitted
 - iv. A minimum rear yard setback of 6.5 metres is permitted
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 22nd day of April, 2024.

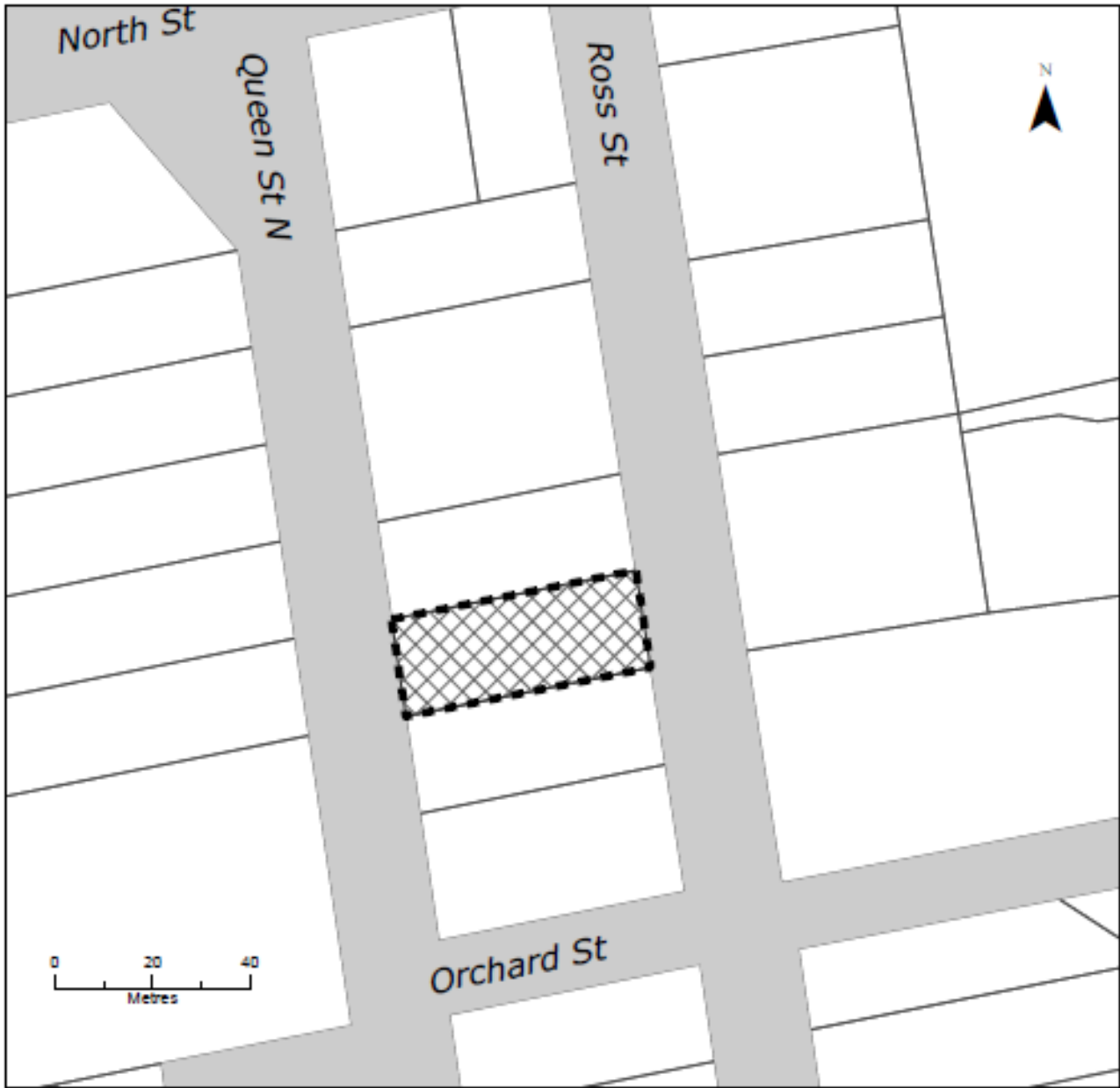
READ a THIRD time and finally passed this 22nd day of April, 2024.

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk

Schedule 'A'

551 Queen Street North - LOT 5 QUEEN N E/S - Roll 410341000210400
Municipality of Arran-Elderslie, (Village of Paisley)



Subject Property



Lands to be zoned R2-19-2024 - Residential: Low Density Multiple

This is Schedule 'A' to the zoning by-law
amendment number 19-2024 passed this
22nd day of April, 2024

Mayor _____
Clerk _____