

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

BY-LAW NO. 35 – 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: PARK PT LOT 13 NORTH S/S (PAISLEY), 174 NORTH 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 'C3' to 'C3-35-2024' 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 12.5 thereof:

'C3-35-2024'

.5 Notwithstanding their 'C3' zoning designation, those lands delineated as 'C3-35-2024 on Schedule 'A' to this By-law shall be used in compliance with the 'C3' zone provisions contained in this by-law, excepting however that a detached dwelling on private services shall also be permitted as an accessory use to a permitted principal use.

3. THAT the property is designated as a site plan control area as per Section 41 of the *Planning Act, R.S.O. 1990, as amended*.
4. THAT this By-law takes effect from the date upon which the Municipality of Arran-Elderslie OPA No. L-2024-003 comes into force and effect, subject to compliance with the provisions of the *Planning Act, R.S.O. 1990, as amended*.
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 8th day of July, 2024.

READ a THIRD time and finally passed this 8th day of July, 2024.

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk