

**ZONE MATRIX**  
VILLAGE OF BELMONT ZONING BY-LAW 91-21

**Severed Lot**  
General Commercial (GC) Zone

	Required	Proposed
Lot Area (min)	464m <sup>2</sup>	±400.4m <sup>2</sup>
Lot Frontage (min)	15.0m	±20.1m
Lot Coverage (max)	35%	±35%
Front Yard (min)	1.0m	±2.0m
Side Yard Abutting Residential (min)	4.5m	±5.0m
Side Yard (min)	3.0m	±3.0m
Rear Yard (min)	6.0m	6.0m
Building Height (max)	12.5m	<12.5m (2 Storeys)
Gross Floor Area (max)	100%	70%
Landscaped Area (min)	10%	±53.3%
Landscaped Strip Abutting Residential (min)	1.0m	1.0m
Parking Spaces (min)	3 (2 Residential + 1 Office (1/100m <sup>2</sup> ))	4

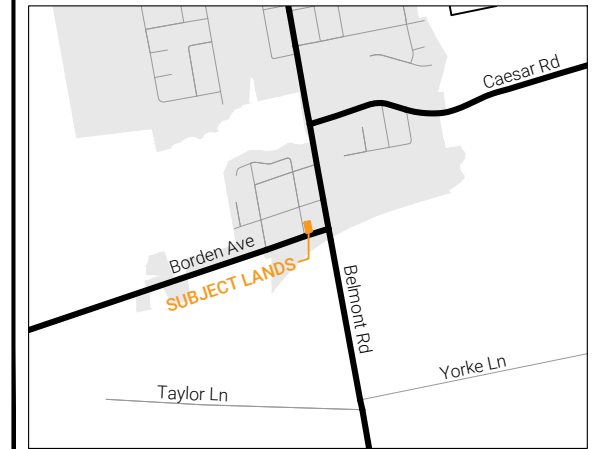
**Retained Lot**  
Highway Commercial (HC) Zone

	Required	Proposed
Lot Area (min)	800m <sup>2</sup>	±400.2m <sup>2</sup>
Lot Frontage (min)	20.0m	±20.1m
Lot Coverage (max)	40%	±25.4%
Front Yard (min)	1.0m	±1.7m
Side Yard Abutting Residential (min)	4.5m	n/a
Side Yard (min)	3.0m	±3.8m
Rear Yard (min)	7.5m	2.9m
Building Height (max)	10.5m	<10.5m (1 Storey)
Gross Floor Area (max)	100%	±19.2%
Landscaped Area (min)	10%	±65.2%
Landscaped Strip Abutting Street (min)	4.5m	1.7m (existing)
Parking Spaces (min)	2	2



**CONCEPT PLAN**

**138 Borden Street**  
Part of Lot 1, Concession 7 Westminster  
Belmont, Municipality of Central Elgin



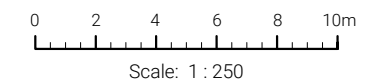
Subject Lands Scale 1 : 30,000

**Legend**

- Subject Lands  
Total Area: ±800.6m<sup>2</sup> (0.20ac)  
Developable: ±20.1m
- Proposed Live/Work Dwelling
- Existing Single Detached Dwelling
- Proposed Severance Line
- Existing Deck
- Proposed Driveways
- Required Landscape Strip

**DRAFT**

Note: This plan is for discussion purposes only.  
Boundary to be verified by an O.L.S.  
Source: Aerial photo from the Elgin GeoHub interactive map.



Drawn By: A.M. Date: March 18, 2025

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