

**THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES**

**BY-LAW 78 OF 2024**

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS  
KNOWN AS 9530 NORTHVILLE ROAD, LAMBTON SHORES**

**WHEREAS** the Council of the Corporation of the Municipality of Lambton Shores passed a comprehensive Zoning By-law 1 of 2003 on the 4th day of February, 2003;

**AND WHEREAS** a public meeting was held on October 1, 2024 under Section 34(12) of the *Planning Act*, R.S.O., 1990;

**AND WHEREAS** Council deems it desirable to amend the said By-law;

**THEREFORE** the Council of the Corporation of the Municipality of Lambton Shores enacts as follows:

1. That Schedule "A" attached hereto (being a depiction of the lands affected by this By-law) is hereby declared to form part of this By-law.
2. Schedule 'A' to Zoning By-law 1 of 2003 is hereby amended by changing the zone symbol that applies to those portions of lands as indicated on Schedule 'A' to this By-law from the:

**"Extractive Industrial-2 (M2) Zone"**

to the

**"Exception 89 to the Agricultural-1 (A1-89) Zone".**

3. Section 12.3 *Special Provisions* of Zoning By-law 1 of 2003 is hereby amended by adding the following subsection:

**III) Exception 89 to the Agricultural – 1 (A1-89) Zone**

Notwithstanding any other provision of this By-law to the contrary, on lands zoned Exception 89 to the Agricultural-1 (A1-89) Zone on Schedule "A" to this By-law, being lands described as Con 5 W Pt Lot 30, Lambton Shores, the following provisions shall apply:

- i) Minimum Lot Area shall be 0.72 ha.
- ii) Minimum Front Yard Setback shall be 4.3m,
- iii) In all other respects, the Permitted Uses and Site Regulations of the A1 Zone shall apply.

4. This By-law shall come into force and effect pursuant to Section 34(21) or Section 34(30) of the *Planning Act*, R.S.O. 1990.

**READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED** this 1<sup>st</sup> day of October, 2024.

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Mayor

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Clerk

Municipality of Lambton Shores

SCHEDULE "A"

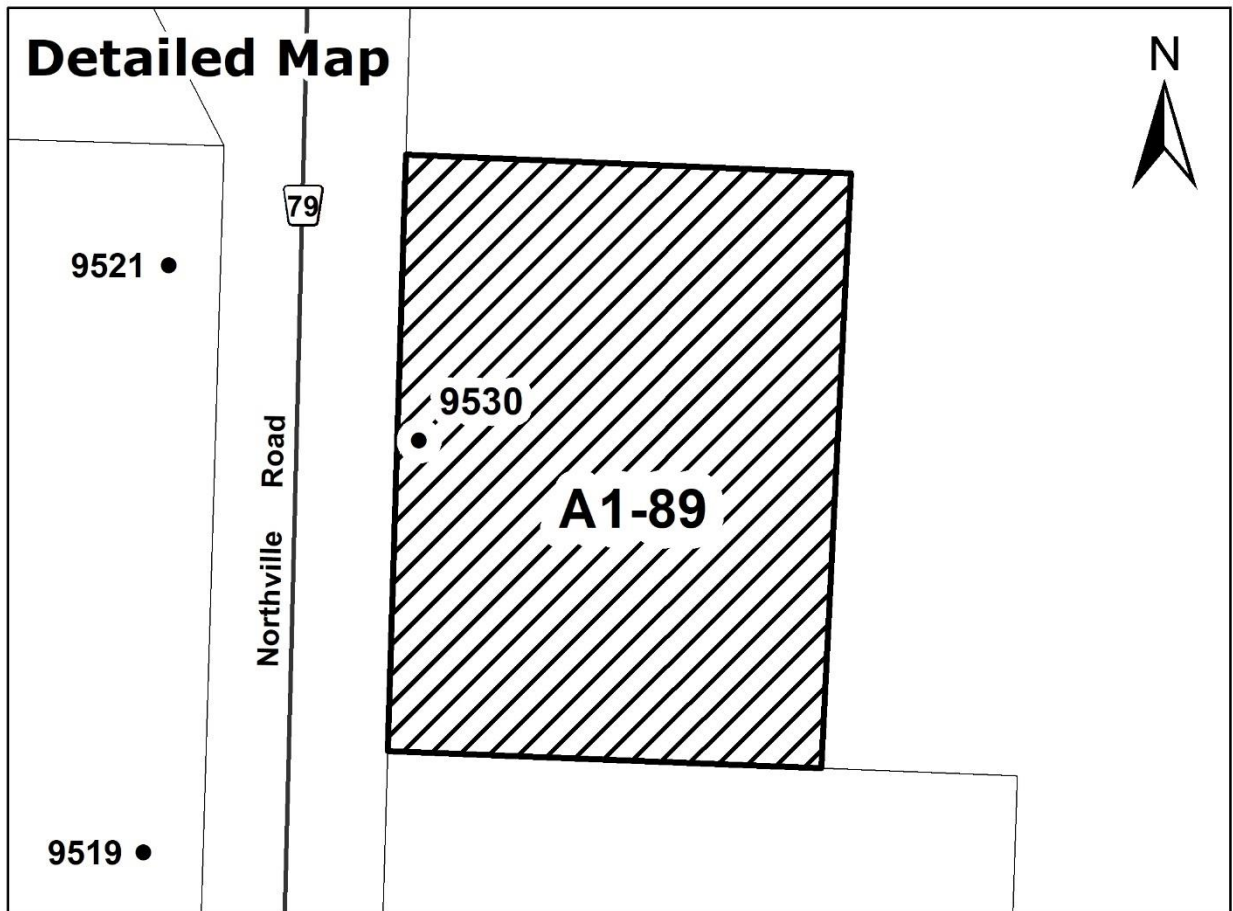
to By-Law No. 78-2024

Dated this 1<sup>st</sup> day of October, 2024

Signed: \_\_\_\_\_  
Doug Cook, Mayor

\_\_\_\_\_  
Stephanie Troyer-Boyd, Clerk

**Detailed Map**



Lands to be rezoned from an Extractive Industrial - 2 (M2) Zone to an Agricultural - 1 Exception 89 (A1-89) Zone

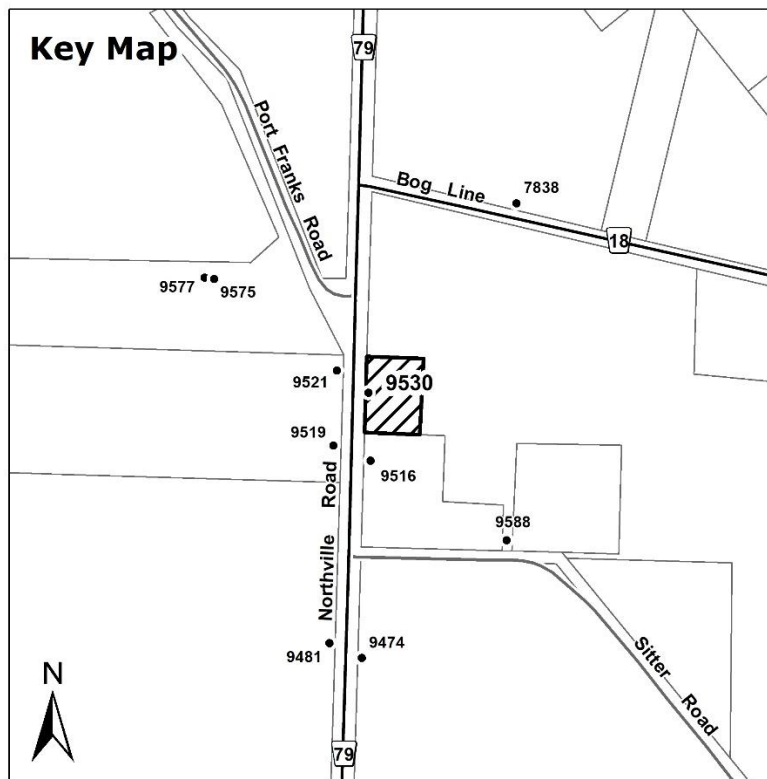
APPLICANT: Barbara Willsie  
LOCATION: CON 5 W PT LOT 30  
9530 Northville Road, Lambton Shores  
FILE: ZO-14/2024

# THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

## ZONING BY-LAW 78 OF 2024

### Explanatory Note

The purpose of this zoning by-law amendment is to amend Zoning By-law 1 of 2003 as it affects lands described as Con 5 W Pt Lot 30, known municipally as 9530 Northville Road, Lambton Shores. The amendment would rezone the lands from the “Extractive Industrial-2 (M2) Zone” to a new site specific “Exception 89 to the Agricultural-1 (A1-89) Zone” that would allow Residential use. The amendment would also add special provisions to Section 5.5 of the Zoning By-law for the new A1-89 Zone that would include a Minimum Lot Size of 0.72 ha and a Minimum Front Yard Setback of 4.3 m. It is the intent of the applicant to reconstruct a residential dwelling with a front yard setback of 4.36m in replacement of a recently removed dwelling with a similar front yard setback.



 **SUBJECT PROPERTY**

APPLICANT: Barbara Willisie  
LOCATION: CON 5 W PT LOT 30  
9530 Northville Road, Lambton Shores  
FILE: ZO-14/2024