

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

**BY-LAW 79 OF 2024**

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS  
KNOWN AS 141 MAIN ST, THEDFORD**

**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:

**“Exception 6 to the Commercial-1 (C1-6) Zone”**

to the

**“Exception 19 to the Residential-1 (R1-19) Zone”.**

3. Section 7.3 *Special Provisions* of Zoning By-law 1 of 2003 is hereby amended by adding the following subsection:

**s) Exception 19 to the Residential – 1 (R1-19) Zone**

Notwithstanding any other provision of this By-law to the contrary, on lands zoned Exception 19 to the Residential-1 (R1-19) Zone on Schedule “A” to this By-law, known as 141 Main St, Thedford, the following provisions shall apply:

- i) *Permitted Uses shall include those Uses Permitted in the R1 Zone, and for clarity, shall include a Bed and Breakfast Establishment.*
- ii) *The limit of 3 Guest Rooms for a Bed and Breakfast shall not apply.*
- iii) *The following site regulations shall apply:*
  - a. *Minimum Front Yard Setback*                      3m

- b. *Minimum Interior Side Yard* 1.2m or 3m where abutting a Lot with a Residential Main Use
- c. *Minimum Rear Yard Setback* 7m
- d. *Maximum Height* 11m
- e. *Maximum Lot Coverage* 50%
- f. *Minimum Landscaped Open Space* 35%

iv) *Buildings, Structures and Uses Accessory to a Single Detached Dwelling or Bed and Breakfast are Permitted subject to the provisions applicable to Lots in Residential Zones under Section 3.3.*

- 4. Section 20.4 *Special Provisions* of Zoning By-law 1 of 2003 is hereby amended by deleting subsection 20.4 f) *Exception 6 to the Commercial 1 Zone* in its entirety.
- 5. 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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Municipality of Lambton Shores

SCHEDULE "A"

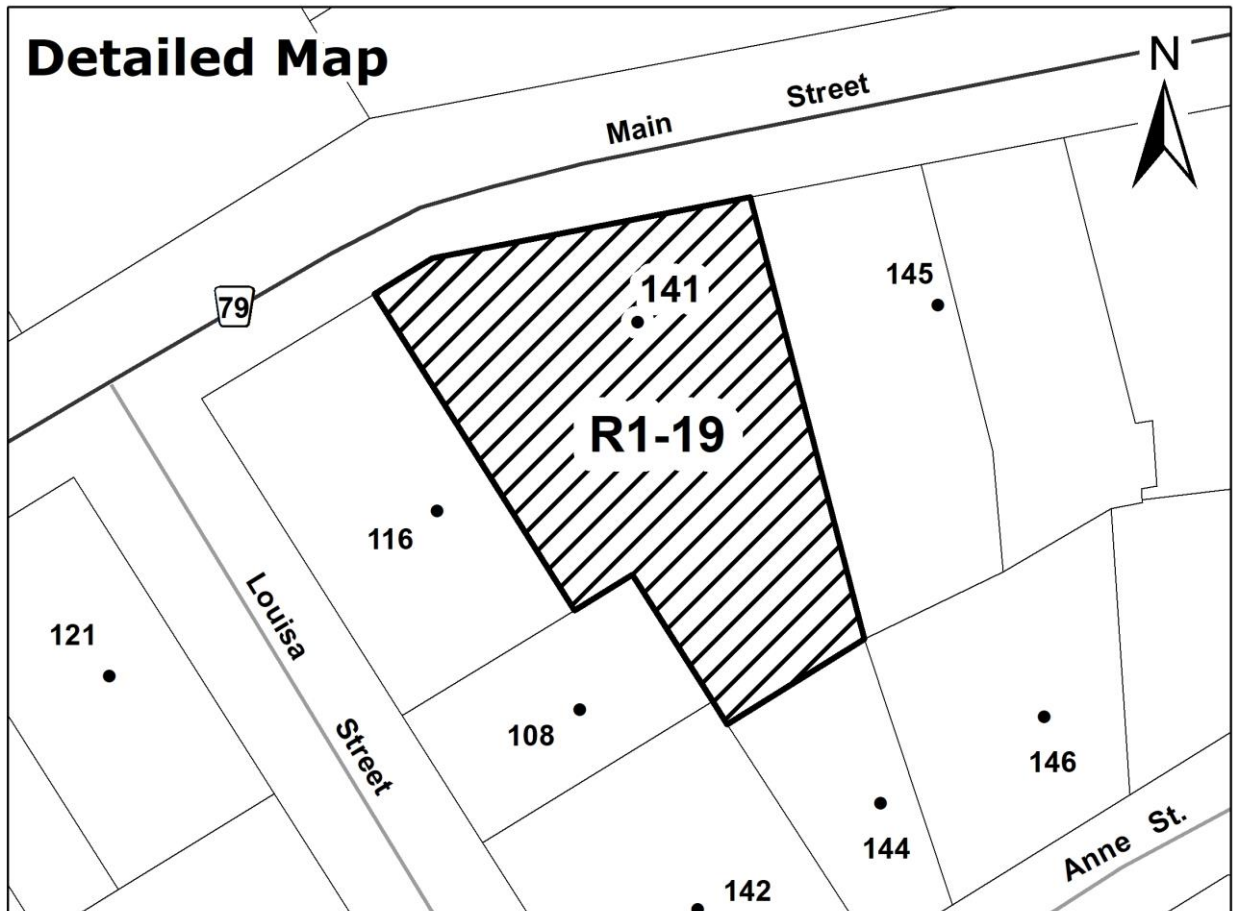
to By-Law No. 79-2024

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 a Commercial -1 Exception 6 (C1-6) Zone to a Residential-1 Exception 19 (R1-19) Zone

APPLICANT: Karen Alberti

LOCATION: PLAN 2 LOT 38 & 37  
141 Main Street, Thedford, Lambton Shores

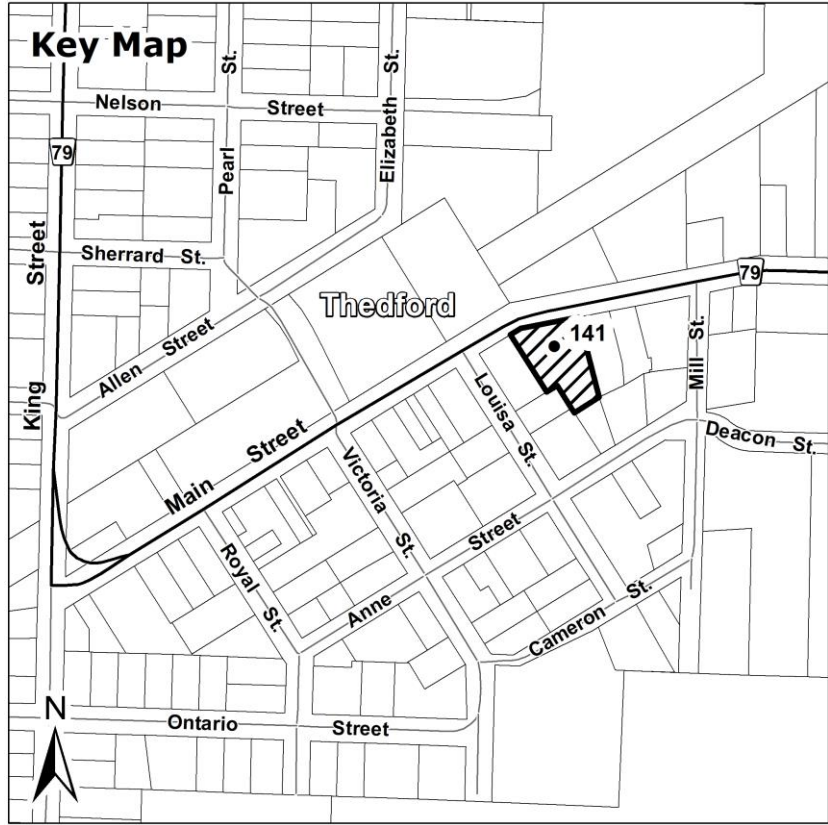
FILE: ZO-15/2024

# THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

## ZONING BY-LAW 79 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 known municipally as 141 Main St, Thedford. The amendment would rezone the lands from the “Exception 6 to the Commercial-1 (C1-6) Zone” to a new site specific “Exception 19 to the Residential-1 (R1-19) Zone”. The amendment would not result in any change of use. The property would continue to be used as a single detached dwelling with a bed and breakfast establishment and an apartment permitted under Section 3.8 of the Zoning By-law. The amendment would no longer permit the commercial uses otherwise permitted by the standard C1 Zone. The R1-19 Zone would permit the same residential uses as the R1 Zone and otherwise contain the same site-specific provisions as the C1-6 Zone. Finally, the amendment deletes the provisions of the C1-6 Zone from the zoning by-law as the C1-6 Zone would no longer apply to any property within the municipality. The Key Map shows the affected lands.



**SUBJECT PROPERTY**

APPLICANT: Karen Alberti

LOCATION: PLAN 2 LOT 38 & 37  
141 Main Street, Theedford, Lambton Shores

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