

**AMENDMENT NO. 12
TO THE
MUNICIPALITY OF LAMBTON SHORES
OFFICIAL PLAN**

MUNICIPALITY OF LAMBTON SHORES
Official Plan Amendment No. 12

This amendment was adopted by the Council of the Corporation of the Municipality of Lambton Shores by By-law 95 of 2024 in accordance with the provisions of Section 22 (1) and 17 (15) of the Planning Act, R.S.O. 1990, on the 3rd day of December, 2024.

Corporate
Seal

Mayor

Clerk

CERTIFICATE OF COMPLIANCE
WITH PUBLIC INVOLVEMENT
AND NOTICE REQUIREMENT

I, Stephanie Troyer-Boyd, Clerk for the Municipality of Lambton Shores, hereby certify that the requirements for the holding of at least one public meeting as set out in subsection 17(15) of the Planning Act, R.S.O.1990 and the giving notice as set out in subsection 17(17) of the Planning Act, R.S.O.1990, have been complied with.

Clerk

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 95 OF 2024

**BEING A BY-LAW TO AMEND THE OFFICIAL PLAN FOR LANDS KNOWN AS 6324,
6330, & 6332 TOWNSEND LINE & 88 KING STREET EAST (DELMART)**

WHEREAS the Council of the Corporation of the Municipality of Lambton Shores has in effect an Official Plan, adopted pursuant to Section 17 of the *Planning Act, R.S.O., 1990*;

AND WHEREAS a request has been made to Council pursuant to Section 22 of the Act to amend the Official Plan;

AND WHEREAS a public meeting was held on December 3, 2024 under Section 17(15) of the Act;

AND WHEREAS Council deems it desirable to amend the said Official Plan;

THEREFORE the Council of the Corporation of the Municipality of Lambton Shores, in accordance with the provisions of Section 17 (22) of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. 12 of the Municipality of Lambton Shores Official Plan consisting of the attached map schedule and text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the County of Lambton for approval of Amendment No. 12 to the Municipality of Lambton Shores Official Plan.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED this 3rd day of December, 2024.

Mayor

Clerk

Certified that the above is a true copy of By-law No. 95 of 2024 as enacted and passed by the Council of the Corporation of the Municipality of Lambton Shores on the 3rd day of December, 2024.

Clerk

**AMENDMENT NO. 12
TO THE MUNICIPALITY OF LAMBTON SHORES
OFFICIAL PLAN**

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STATEMENT OF COMPONENTS

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following text constitutes Amendment No. 12 to the Municipality of Lambton Shores Official Plan.

PART C - APPENDIX does not constitute part of this amendment. This appendix contains background data, planning considerations and a record of the public involvement associated with this amendment.

PART A - THE PREAMBLE

1. **PURPOSE**

The purpose of the amendment is to add a special policy to the official plan affecting lands located within Part Lots 36 and 37 in the South Boundary Concession, composed of reference plans 25R3340 Part 1, 25R3657 Part 1, and 25R5601 Parts 8 to 10, known as 6324, 6330, and 6332 Townsend Line and 88 King St East, Forest, in order to permit retail stores, including a retail store less than 500 square metres in floor area on the subject lands.

2. **LOCATION**

The amendment applies to lands located within Part Lots 36 and 37 in the South Boundary Concession, composed of reference plans 25R3340 Part 1, 25R3657 Part 1, and 25R5601 Parts 8 to 10, known as 6324, 6330, and 6332 Townsend Line and 88 King St East, Forest, and shown more particularly on the key map provided on the following page.

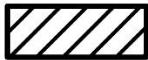
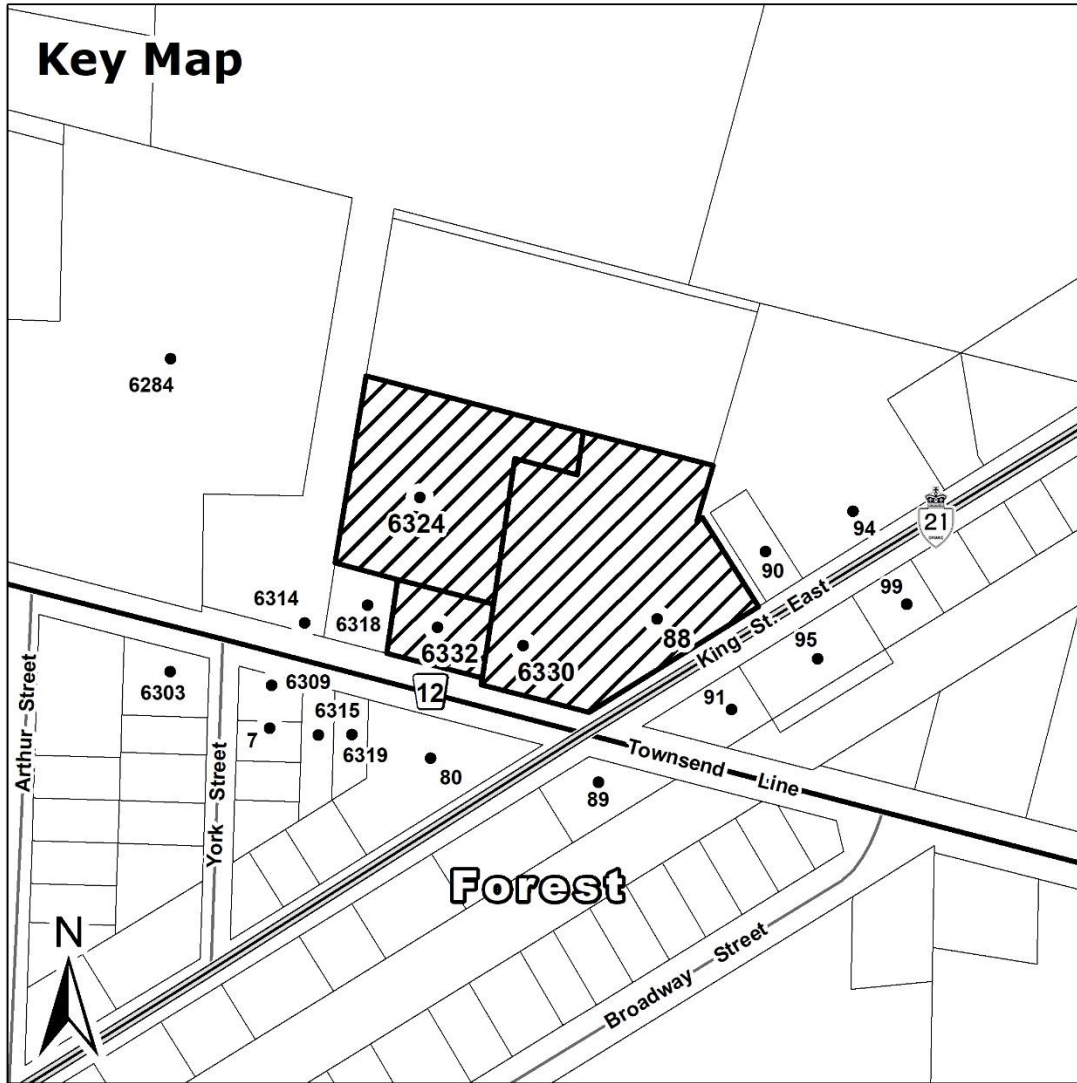
3. **BASIS**

The Applicant, Delmart Holdings (Agent: Zelinka Priamo Ltd.), requests an amendment to the Municipality of Lambton Shores Official Plan to add a special policy to the “Highway Commercial” designation policies permitting retail stores, including retail stores less than 500 square meters in floor area on lands located within Part Lots 36 and 37 in the South Boundary Concession, composed of reference plans 25R3340 Part 1, 25R3657 Part 1, and 25R5601 Parts 8 to 10, known as 6324, 6330, and 6332 Townsend Line and 88 King St East, Forest. In this respect, the applicant proposes to develop the property with a new building that would include two retail stores, one being less than 500 square meters in floor area. For clarity, no changes would be made to any map schedule designations.

The Applicant has also applied for a zoning by-law amendment to change the zone designation to a zone exception permitting retail stores.

Additional information and justification for the proposed amendments is outlined in the Planning Reports (Staff and Agent) in Appendix C.

Additional information is included in **PART C - THE APPENDIX**



SUBJECT PROPERTIES

APPLICANT: Delmart Holdings (Zelinka Priamo Limited c/o Taylor Whitney)

LOCATION: ARN 384538002026700 Con SB Pt Lots 36 and 37 RP25R3340 Part 1
RP25R3657 Part 1 RP25R5601 Part 9 - Delmart Holdings Inc.;
ARN 384538002027005 Con SB Part Lot 37 RP25R5601 Part 8 David Del Chiaro;
ARN 384538002026900 Con SB Pt Lot 37 RP25R5601 Part 10 David Del Chiaro
6330-6324 Townsend Line, Forest, Lambton Shores

FILE: OPA #12 (OP -04/2024)

PART B - THE AMENDMENT

1. **INTRODUCTION**

All of this part of the document entitled **PART B - THE AMENDMENT** consisting of the following schedule and text constitute Amendment No. 12 to the Official Plan of the Municipality of Lambton Shores.

2. **DETAILS OF THE AMENDMENT**

The Official Plan for the Municipality of Lambton Shores is amended as follows:

- a) Section 6.4.1 *Permitted Uses* of the “Highway Commercial” designation policies is hereby amended by adding the following bullet prior to section 6.4.2:
 - New retail stores, including one retail store under 500m² on lands located within Part Lots 36 and 37 in the South Boundary Concession, composed of reference plans 25R3340 Part 1, 25R3657 Part 1, and 25R5601 Parts 8 to 10, known as 6324, 6330, and 6332 Townsend Line and 88 King St East, Forest.

3. **IMPLEMENTATION AND INTERPRETATION**

The implementation and interpretation of this amendment shall be in accordance with the policies of the Official Plan of the Municipality of Lambton Shores.

PART C - THE APPENDIX

The following appendix does not constitute part of Amendment No. 12, but is included as information supporting the amendment.

APPENDIX 1..... Planners' Reports (Staff and Agent)

APPENDIX 2.....Minutes of Public Meeting

APPENDIX 1.

Planners' Reports (Presented to Municipal Council at the public meeting).

APPENDIX 2

Minutes of Public Meeting