

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

**BY-LAW 43 OF 2021**

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS KNOWN AS  
244 & 252 ONTARIO ST SOUTH, GRAND BEND (PYM & BOUSFIELD)**

**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 June 15, 2021 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:

**“Residential-6.1 (R6-1) Zone Exception, “Agriculture-2 (A2) Zone”, and  
“Environmental Protection – Hazard (EP-H) Zone**

to the

**“Residential-6.1 Zone Exception”, “Residential-6.1 Zone Exception with  
Holding-1 Provision (R6-1(H1) Zone)”, “Residential-6.34 (R6-34) Zone  
Exception”, “Future Development-1 (FD-1) Zone Exception”, and  
“Environmental Protection – Hazard (EP-H) Zone**

3. Section 12.3 of Zoning By-law 1 of 2003, R6 Zone Special Provisions, is hereby amended by adding the following:

**ii) Exception 34 to the Residential - 6 Zone**

Notwithstanding any other provisions of this By-law to the contrary, on lands Residential-6.34 (R6-34) Zone on Schedule “A” to this By-law, known municipally as 244 and 252 Ontario St South, Grand Bend, a Bed and Breakfast Establishment is not a Permitted Uses, the minimum required Lot Area shall be 2500m<sup>2</sup>, and the minimum required Lot Frontage shall be 20m.

4. Section 53.4 of Zoning By-law 1 of 2003, FD Zone Special Provisions, is hereby amended by adding the following:

**b) Exception 1 to the Future Development Zone**

Notwithstanding any other provisions of this By-law and contrary to Section 53.1, on lands in the Future Development-1 (FD-1) Zone on Schedule "A" to this By-law, on Ontario St South in Grand Bend, no Buildings or Structures shall be Permitted. Permitted Uses shall be limited to a Street or Street Allowance, a private driveway providing Street Access, and private utilities and service connections.

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 15<sup>th</sup> day of June, 2021.

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Mayor

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Clerk

# Municipality of Lambton Shores

## SCHEDULE "A"

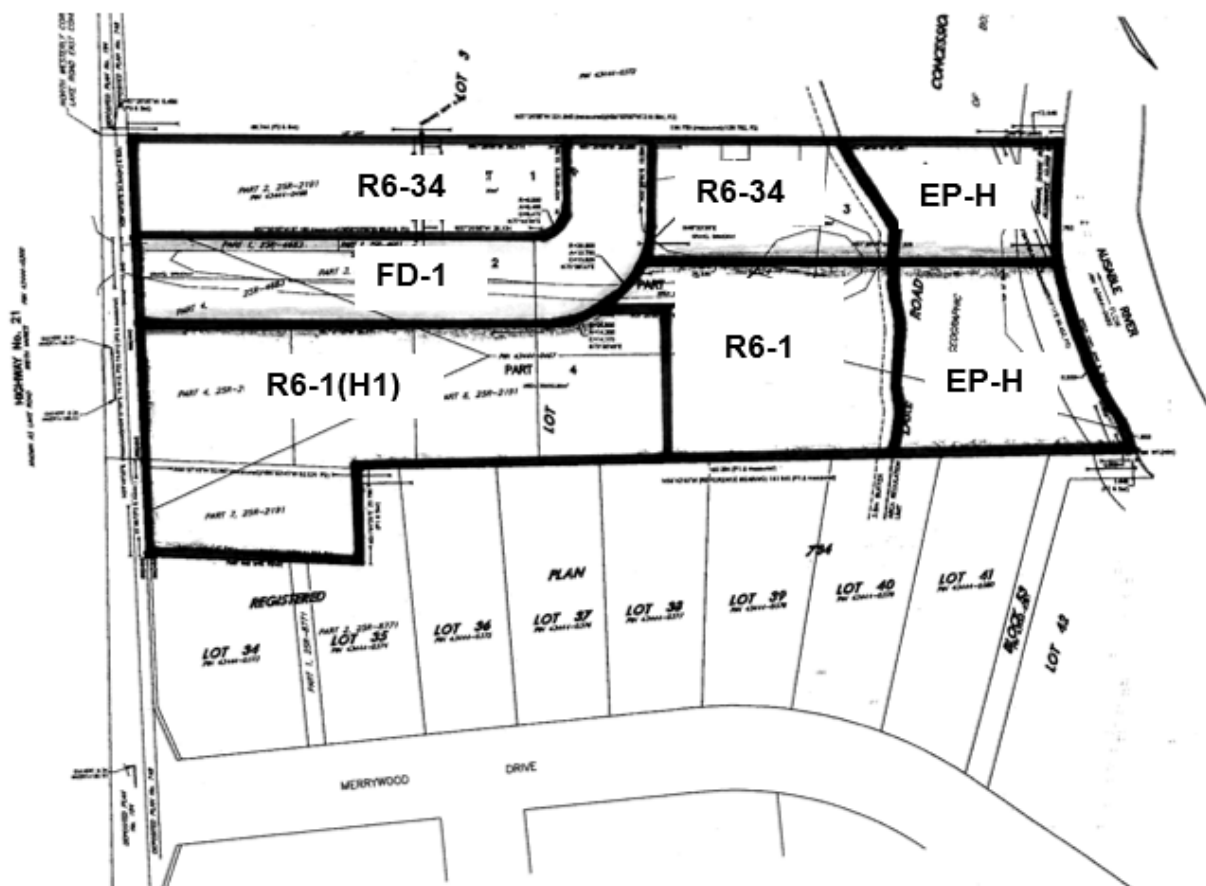
to By-law No. 43 of 2021

Dated this 15<sup>th</sup> day of June, 2021

Signed: \_\_\_\_\_

Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk



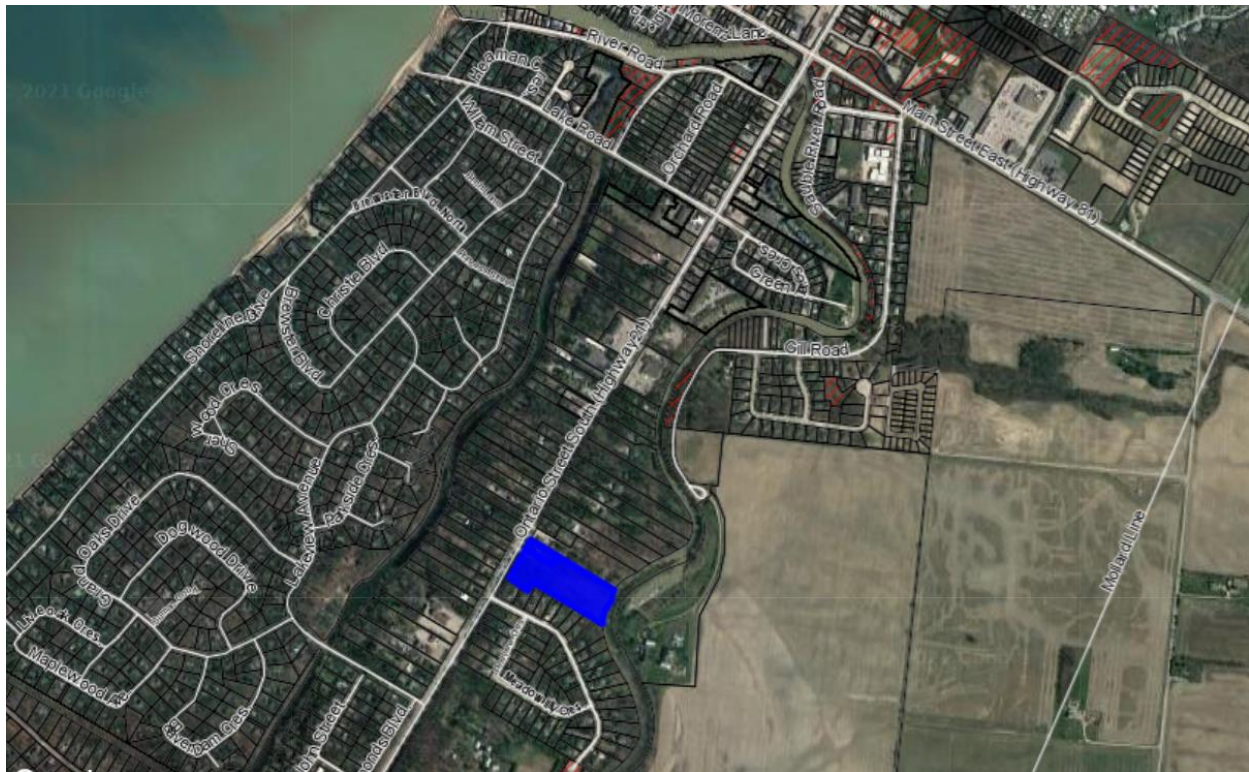
APPLICANT: 2366021 Ontario Inc. and Teresa Bousfield  
LOCATION: Concession Lake Road East, Part Lot 4 (BO)  
252 and 244 Ontario St South, Grand Bend  
FILE: ZO-06/2021

# THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

## ZONING BY-LAW 43 OF 2021

### Explanatory Note

The purpose of this zoning by-law amendment is to amend Zoning By-law 1 of 2003 as it affects two abutting parcels of land known as 244 and 252 Ontario St South, Grand Bend. The lots are currently zoned Residential-6.1 (R6-1) with portions of 252 Ontario St South zoned “Agriculture-2 (A2)” and “Environmental Protection – Hazard (EP-H)”. The applicants have obtained provisional consent to convey a lot addition from 252 to 244 Ontario St South and create a residential building lot from 252 Ontario St South, leaving an existing dwelling on 252 Ontario St South. A condition of consent was that the lands be rezoned to reflect the resultant lot sizes and to place holding provisions on portions of the lands that may be developed as a street and further subdivided in the future. The rezoning establishes a new R6-34 Zone with site-specific lot size requirements for 244 and 252 Ontario St South. IT establishes a FD-1 Zone for the portion of 252 Ontario St South that is to be preserved as a potential future street location. Those portions of the new vacant building lot that are not already R6-1 are rezoned to R6-1 with a Holding (H1) provision applied to those portions that may be further subdivided in the future (not the portion of the lot where a new house is proposed). The extent of the EP-H Zone is extended to match the ABCA regulation limits. The key map shows the affected lands.



**Subject Parcels**