

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 18 OF 2025

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS KNOWN AS 10023
LAKESHORE 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 March 18, 2025 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. Section 24 *Commercial-5 (C5) Zone* of Zoning By-law 1 of 2003 is hereby amended by replacing Section 24.3 b) *Exception 2 to the Commercial-5 (C5) Zone* with the following:

24.3 b) Exception 2 to the Commercial-5 (C5) Zone

Notwithstanding any provisions of this section, a Farmers Market, Motor Vehicle Service Establishment and a Travel Trailer Service Establishment are also Permitted Uses on lands Zoned Commercial – 5.2 (C5-2) on Schedule “A” to this By-law. The regulations of 21.3 of this By-law shall apply to any Motor Vehicle Service Establishment established on lands Zoned C5-2.
3. 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 18th day of March, 2025.

Mayor

Clerk

Municipality of Lambton Shores

SCHEDULE "A"

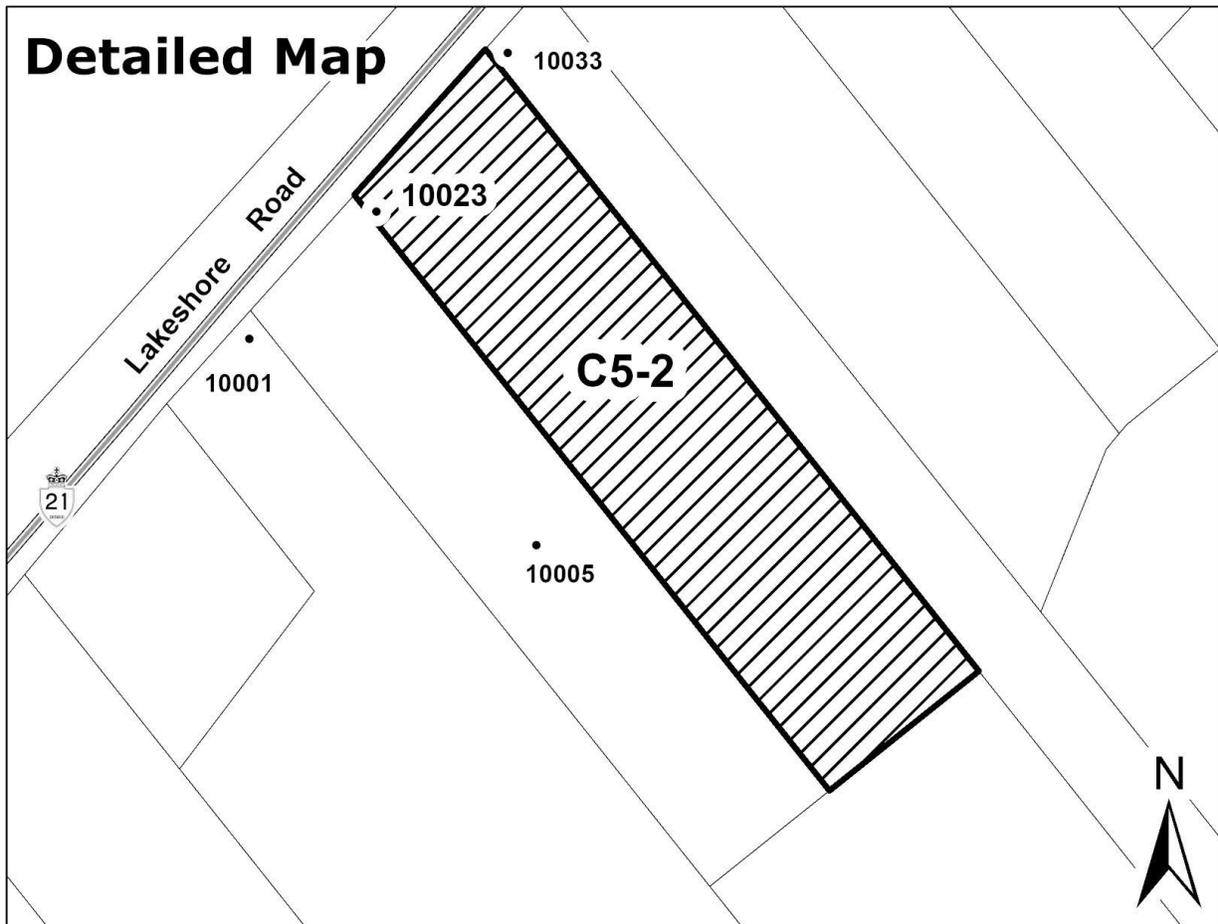
to By-Law No. 18 of 2025

Dated this 18th day of March, 2025

Signed: _____
Doug Cook, Mayor

Stephanie Troyer-Boyd, Clerk

Detailed Map



Lands to be subject to text Amendment for Commercial-5 Exception 2 (C5-2) Zone

APPLICANT: Westland Holdings GB Inc.

LOCATION: CON LRE PT LOT 14 RP 25R8828 PARTS 3 AND 5
10023 Lakeshore Road, Lambton Shores

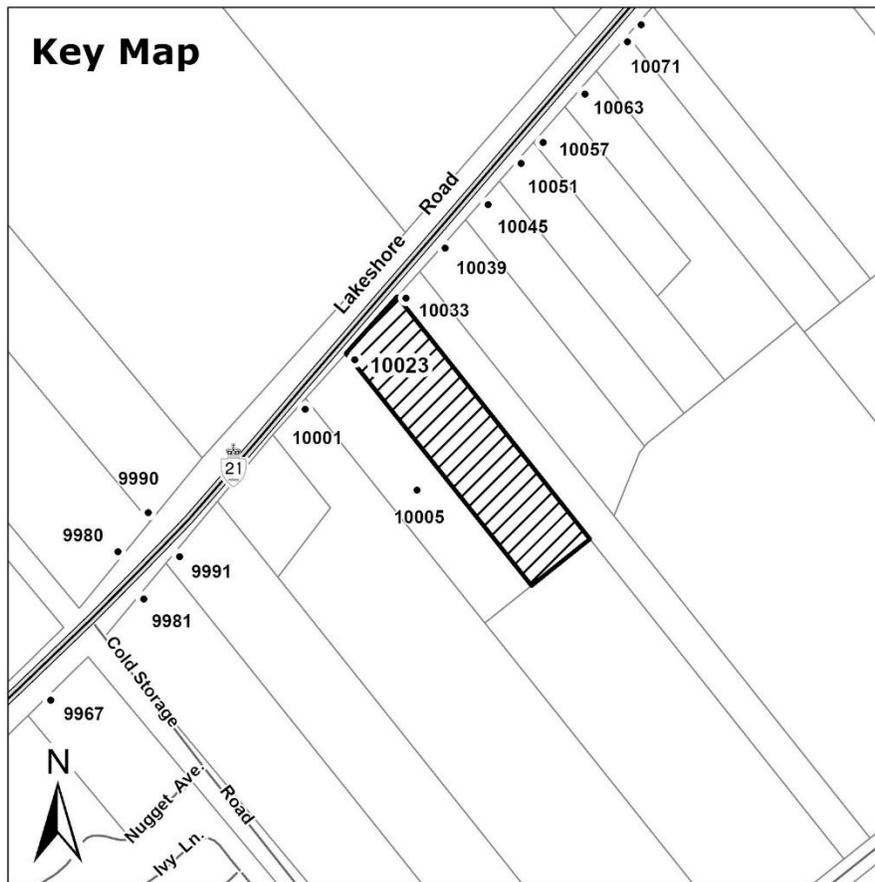
FILE: Z03-2025

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 18 OF 2025

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 LRE Pt Lot 14 RP 25R8828; Parts 3 AND 5, known municipally as 10023 Lakeshore Road, Lambton Shores. The amendment would amend the "Commercial-5 Exception 2 (C5-2) Zone" to add a Farmers Market as a permitted use. This amendment would also add a Farmers Market as a permitted use to 10005 Lakeshore Road, the only other property in the Municipality to which the C2-5 Zone applies. It is the intent of the applicant to construct a commercial building for use as a Farmers Market.



SUBJECT PROPERTY

APPLICANT: Westland Holdings GB Inc.

LOCATION: CON LRE PT LOT 14 RP 25R8828 PARTS 3 AND 5
10023 Lakeshore Road, Lambton Shores

FILE: Z03-2025