

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 19 OF 2025

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS KNOWN AS 8552
VANCE DRIVE (BROPHY)**

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. 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 (R6) Zone”

to the

“Exception 41 to the Residential-6 (R6-41) Zone”.

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

oo Exception 41 to the Residential – 6 (R6-41) Zone

Notwithstanding any other provision of this By-law to the contrary, on lands zoned Exception 41 to the Residential-6 (R6-41) Zone on Schedule “A” to this By-law known municipally as 8552 Vance Drive, in Lambton Shores, the following provisions shall apply:

- a) In addition to the Uses Permitted in the R6 Zone, a Dwelling Unit shall be Permitted in a Detached Building as an Accessory Use to the main Use of the Lot and subject to a maximum Permitted Ground Floor Area of 67 m².
- b) Notwithstanding Section 3.3.4, where there is Dwelling Unit is a Detached Accessory Building, the maximum Permitted Lot Coverage of all Detached Accessory Buildings and Structures on the Lot combined, including the Detached Accessory Dwelling, shall be 122.63 m²

- c) In all other respects the permitted uses and regulations applicable to the R6 Zone shall apply to the R6-41 Zone Exception.
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 18th day of March, 2025.

Mayor

Clerk

Municipality of Lambton Shores

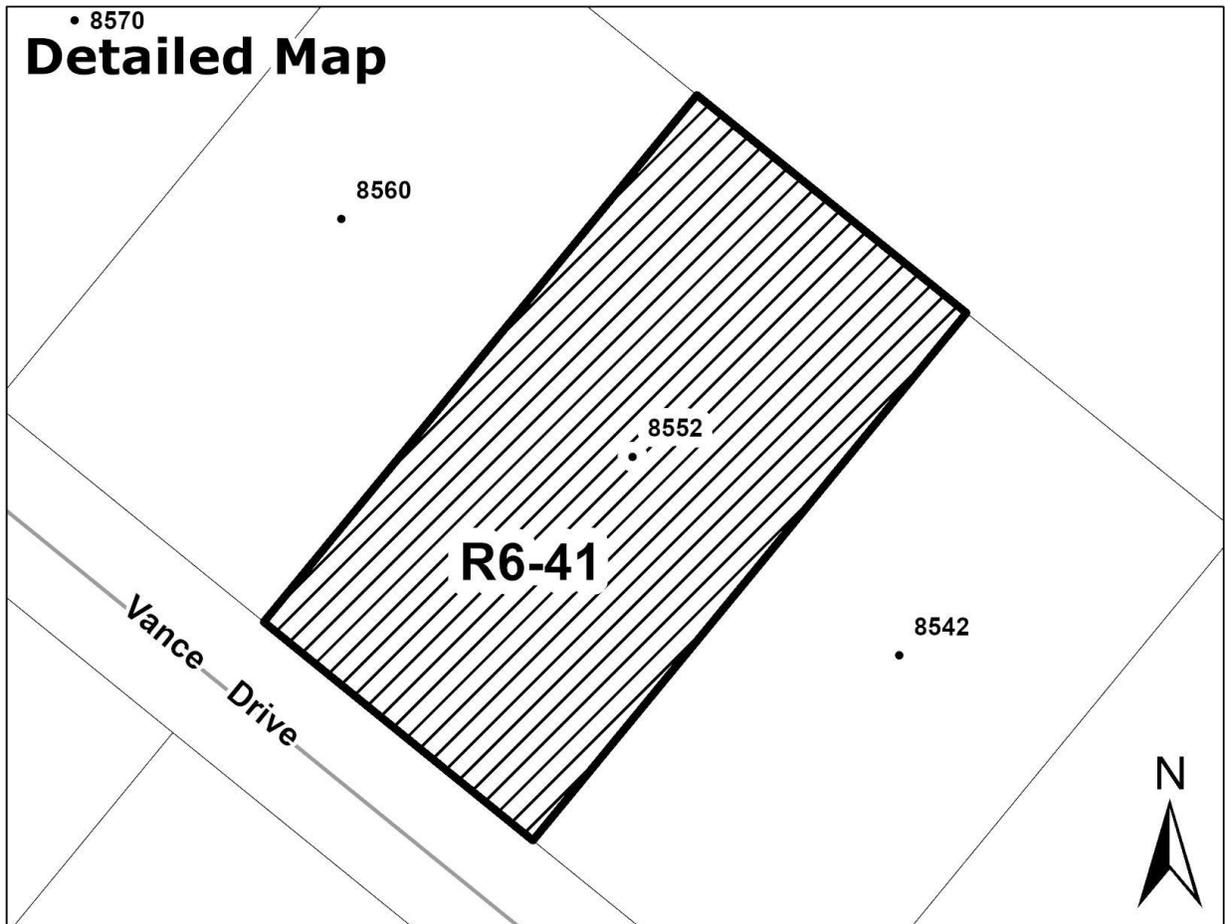
SCHEDULE "A"

to By-Law 19 of 2025

Dated this 18th day of March, 2025

Signed: _____
Doug Cook, Mayor

Stephanie Troyer-Boyd, Clerk



Lands to be rezoned from a Residential-6 (R6) Zone to a Residential-6 Exception 41 (R6-41) Zone

APPLICANT: Joseph and Tracy Brophy

LOCATION: Plan 691 Lot 27
8552 Vance Drive, Lambton Shores

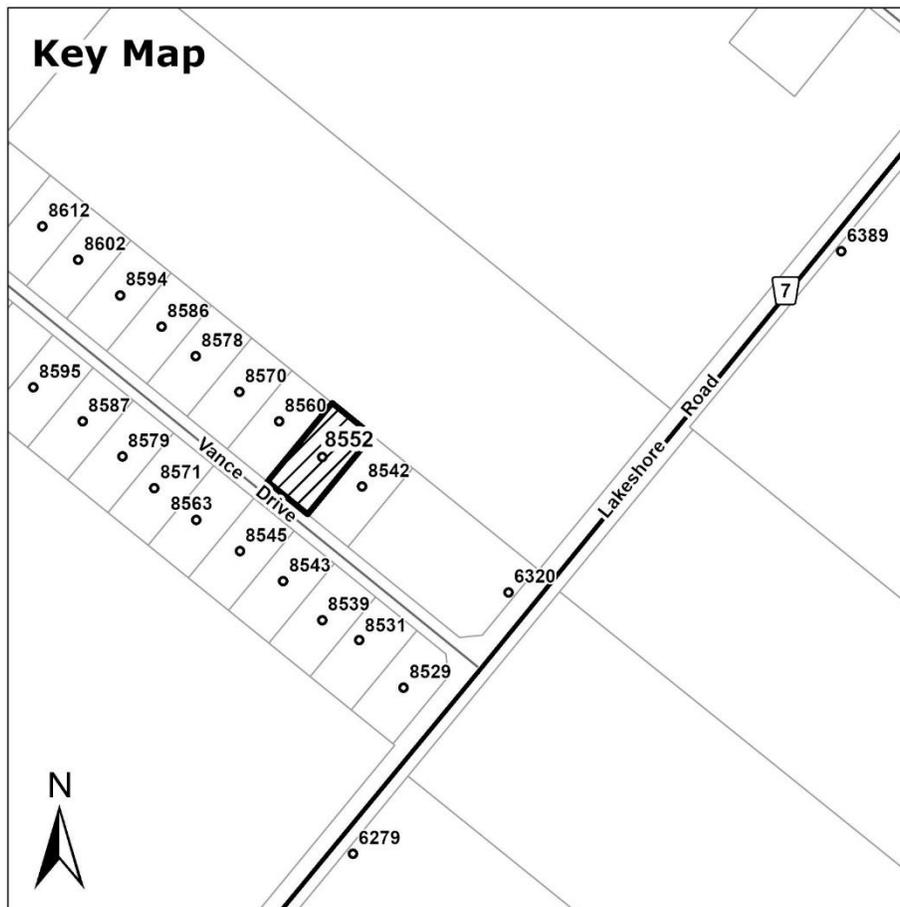
FILE: Z04-2025

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 19 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 known as 8552 Vance Drive, Lambton Shores. The amendment rezones the lot from the existing Residential-6 (R6) Zone to a site-specific zone exception that will permit a secondary dwelling unit in a detached building and allow 122.63 m² of accessory use lot coverage. In this respect, the applicant proposes to construct a single detached dwelling, a detached garage, and a secondary detached dwelling, which necessitates a site-specific provision for two dwellings and for accessory use lot coverage.



SUBJECT PROPERTY

APPLICANT: Joseph and Tracy Brophy

LOCATION: Plan 691 Lot 27
8552 Vance Drive, Lambton Shores

FILE: Z04-2025