

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 17 OF 2025

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS KNOWN AS 9820
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; and

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:

"Future Development (FD) Zone"

to the

**"Exception 42 to the Residential-6 (R6-42) Zone" and the "Environmental
Protection – Natural Conservation (EP-NC) Zone"**

3. Section 12.3 of Zoning By-law 97 of 2003 is hereby amended by adding the following subsection:

pp) Exception 42 to the Residential – 6 Zone

Notwithstanding Section 3.3.3 a) of this By-law, to the contrary, provided they are not located in a Minimum Required Yard, Detached Accessory Buildings are Permitted in any Yard on lands Zoned Exception 42 to the Residential-6 (R6-42) on Schedule "A" to this By-law, known as 9820 Lakeshore Road.

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"

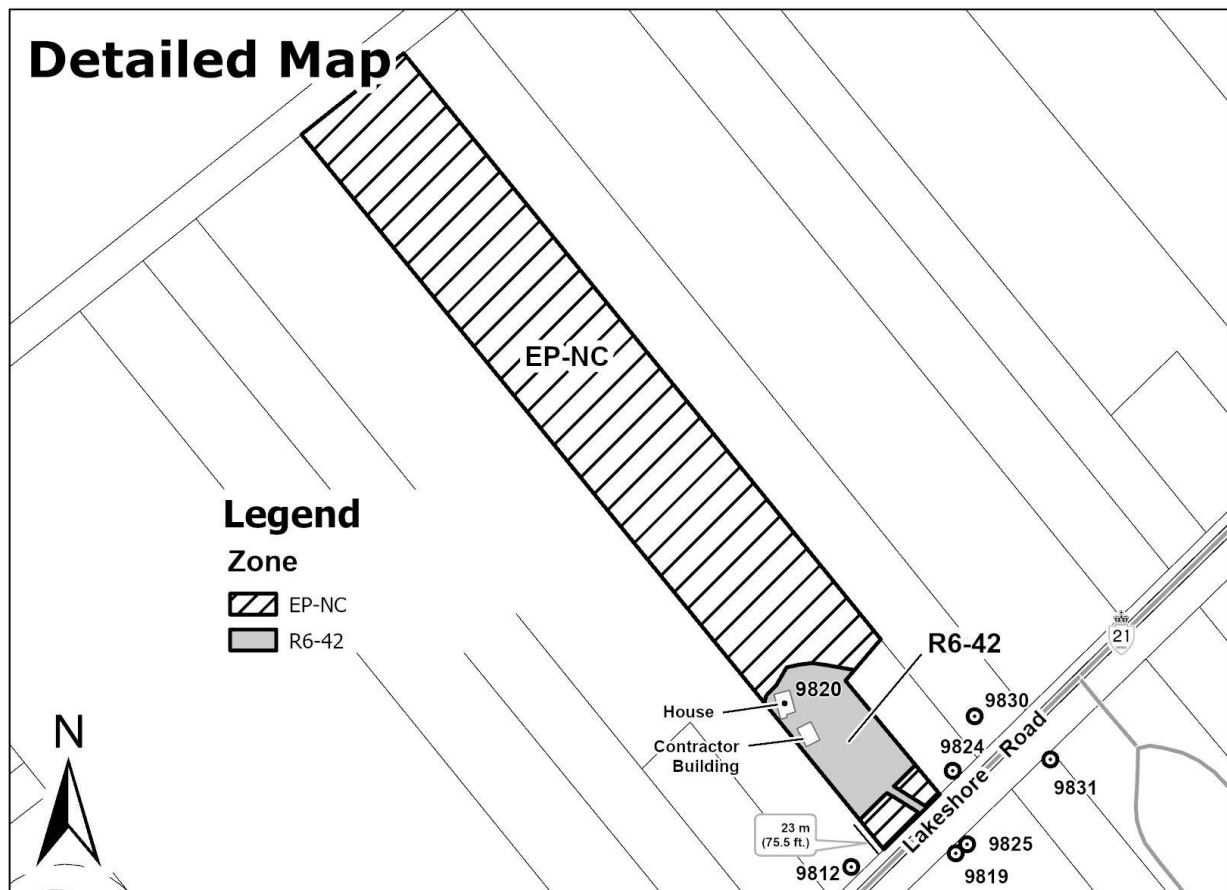
to By-Law No. 17 of 2025

Dated this 18th day of March, 2025


Signed: _____
Doug Cook, Mayor

Stephanie Troyer-Boyd, Clerk

Detailed Map



 Lands to be rezoned from Future Development (FD) Zone to an Environmental Protection - Natural Conservation (EP-NC) Zone

 Lands to be rezoned from Future Development (FD) Zone to a Residential-6 Exception 42 (R6-42) Zone

APPLICANT: Brandon Desrochers

LOCATION: CON LRE PT LOT 17
9820 Lakeshore Road, Lambton Shores

FILE: Z02-2025

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 17 OF 2025

Explanatory Note

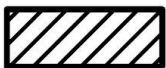
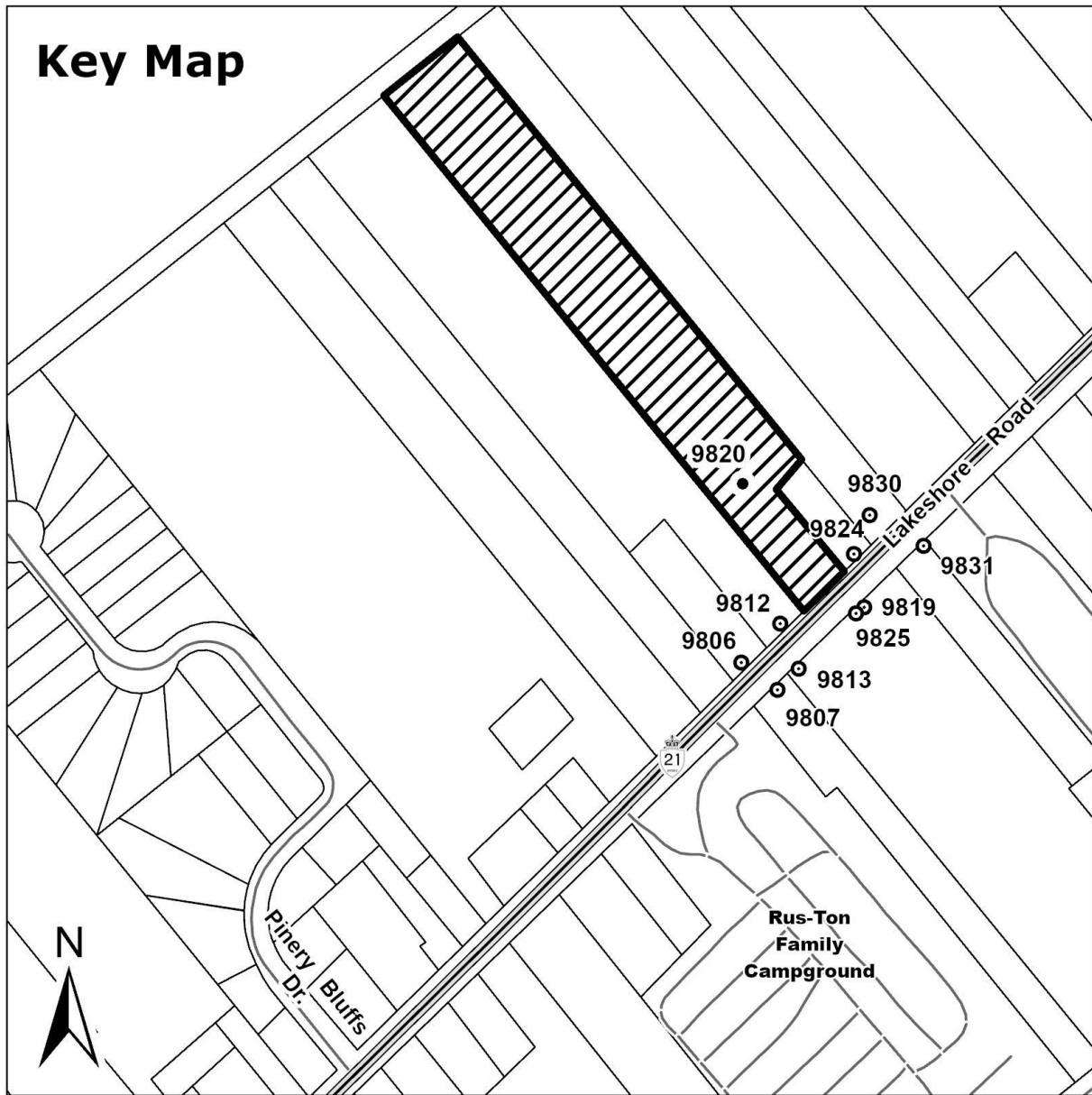
The purpose of this zoning by-law amendment is to amend Zoning By-law 1 of 2003 as it affects lands described as Con LRE Pt Lot 17, known municipally as 9820 Lakeshore Road, Lambton Shores, shown more particularly on the Key Map.

The property is currently zoned “Future Development (FD) Zone”. The amendment would rezone the first 23m abutting Lakeshore Road (with the exception of the driveway) to the “Environmental Protection – Natural Conservation (EP-NC) Zone”, for the purpose of protecting the treed corridor along Lakeshore Road. The rear, wooded and natural area portions of the property would also be rezoned to EP-NC Zone to protect the natural heritage features. The balance of the property would be rezoned to a new “Exception 42 to the Residential-6 (R6-42) Zone”.

The amendment would also amend the text of the Zoning By-law by adding provisions for the new R6-42 Zone, which are that a detached accessory building may be located in a front yard (closer to the front lot line than the main building).

In this respect, the amendment is a partial approval of a zoning amendment request by the property owner. The amendment would make a single detached dwelling a permitted use on the lot and allow the owner to obtain permits to recognize an illegally constructed dwelling and bring into compliance with Ontario Building Code. It would also permit an accessory building in a front yard. It would not however permit a building and contracting establishment, as requested by the owner, nor would it permit a detached accessory building exceeding the 93 square metre and 6.1m accessory building size limits contained in the Zoning By-law’s general provisions. It would therefore not permit the owner to obtain permits to recognize an illegally constructed coverall building or illegally placed sea containers.

Key Map



SUBJECT PROPERTY

APPLICANT: Brandon Desrochers

LOCATION: Con LRE PT Lot 17
9820 Lakeshore Road, Lambton Shores

FILE: Z02-2025