

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 67 OF 2020

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003
FOR LANDS KNOWN AS 9338 WEST IPPERWASH RD
(PARKBRIDGE LIFESTYLE COMMUNITIES INC.)**

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 September 8, 2020 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:

“Commercial-14 (C14)”, “Future Development (FD)”, and “Environmental Protection – Natural Conservation (EP-NC)”

to

**“Commercial-14 (C14)”, “Commercial-14 Holding-18 (C14(H18))”,
“Environmental Protection – Natural Conservation (EP-NC)”, and “Open Space-1.2 (OS1-2)”**

3. Section 33.4 of By-law 1 of 2003, *Special Provisions for Campgrounds in the C14 Zone*, is hereby amended by adding the following subsection:

9338 West Ipperwash Road – Top of Bank Setback

- ix) Notwithstanding section 3.19.1, *Setbacks from Drains and Watercourses*, on those lands within the C14 Zone portion of lands described as Part Lots 6 to 8, Concession 18 (BO) and known as 9338 West Ipperwash Road and also located within 15m of the Top-of-Bank of the Fuller Campbell Drain, Structures that were existing on October 5, 2020 shall be Permitted at the existing Setback. No addition to a Building shall be closer to the Top-of-Bank than the existing Setback of the Building. No new Accessory Structure shall be located closer to the Top-of-Bank than the Dwelling to which it is Accessory.

4. Section 44.3 of By-law 1 of 2003, *Special OS1 Provisions*, is hereby amended by adding the following subsection:

Exception 2 to the OS1 Zone

- b) Notwithstanding any other provision of the By-law to the contrary, in addition to the Uses Permitted in Section 44.1 a Golf Course and Golf Driving Tee or Range shall be Permitted on lands zoned Open Space-1.2 (OS1-2) on Schedule "A-5" to this By-law, known municipally as 9338 West Ipperwash Road. The additional Permitted Uses shall be Permitted only where Accessory to a Campground located on the same Lot.
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 1st day of December, 2020.

Mayor

Clerk

Municipality of Lambton Shores

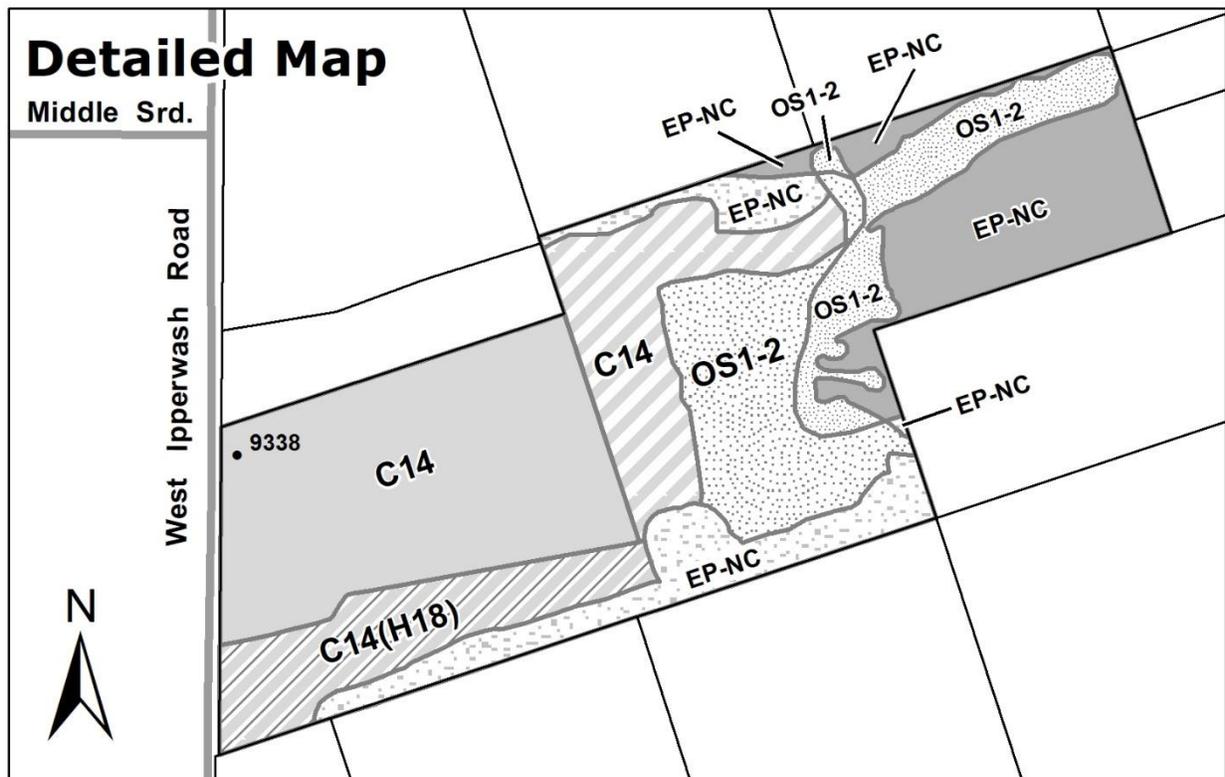
SCHEDULE "A"

to By-law No. 67-2020

Dated this 1st day of December, 2020

Signed: _____
Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk



C14 Lands to be rezoned from Future Development (FD) Zone to a Commercial-14 (C14) Zone



C14(H18) Lands to be rezoned from Future Development (FD) Zone to a Commercial-14 Holding18 (C14(H18)) Zone



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



OS1-2 Lands to be rezoned from Future Development (FD) Zone to an Open Space 1 Exception 2 (OS1-2) Zone



OS1-2 Lands to be rezoned from Environmental Protection - Natural Conservation (EP-NC) Zone to an Open Space 1 Exception 2 (OS1-2) Zone

APPLICANT: Parkbridge Lifestyle Communities
LOCATION: CON 18 S PT LOT 6 S PT LOT 7 PT LOT 8
geographic Twp. of Bosanquet
9338 West Ipperwash Road, Lambton Shores

FILE:

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 67 OF 2020

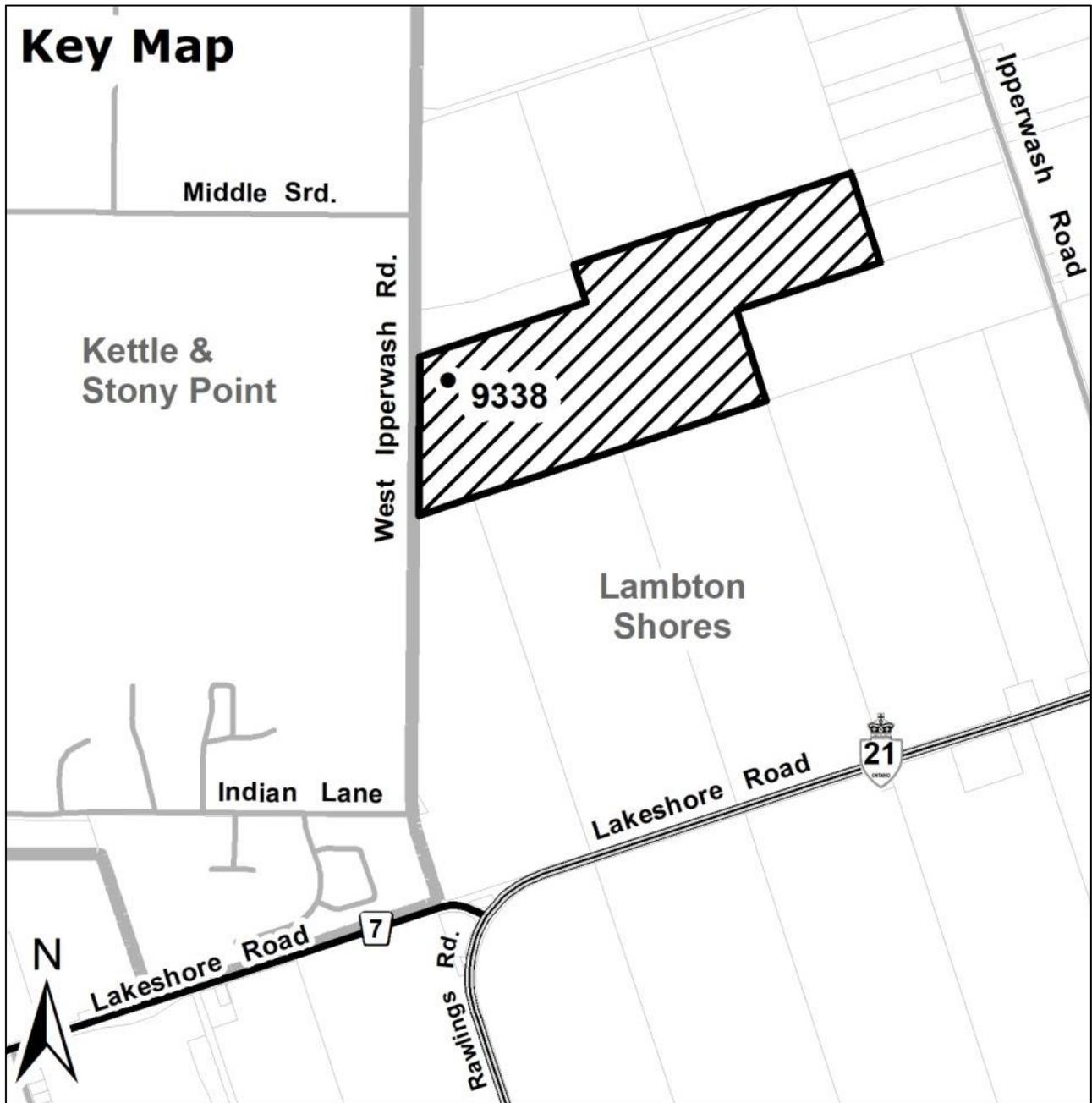
Explanatory Note

The purpose of this zoning by-law amendment is to amend Zoning By-law 1 of 2003 as it affects portions of a lot known as 9338 West Ipperwash Road and described as Part Lots 6 to 8, Concession 18 (BO). Portions of the lot are already zoned “Commercial-14 (C14)”, reflecting an existing campground development. Other portions contain additional portions of the campground, a golf course, and wooded areas, which are zoned a mix of “Environmental Protection – Natural Conservation (EP-NC)” and “Future Development (FD)”. The proposed zoning amendment would realign the existing Zone boundaries, create new zones, and add special provisions as follows:

- Realign the C14 Zone boundary to reflect the boundary of the existing campground. This would recognize historic and more recent expansion of the campground beyond the C14 Zone.
- Add a special provision at section 33.4 (Special Provisions for Campgrounds in the C14 Zone), which recognizes existing structures in the 15m top of bank setback and provides direction for additions and accessory building setbacks.
- Rezone the southerly, elevated area to the C14 Zone with an H18 Holding provision, which will allow the expansion of the campground to that area subject to the completion of archaeological assessments to Ministry standards.
- Realign the EP-NC Zone to reflect the existing boundary of actual natural heritage features.
- Establish a new OS1-2 Zone that permits the passive open space uses of the OS1 Zone and also a golf course and driving range with limited accessory buildings.

The key map shows more particularly the location of the subject lands.

Key Map



SUBJECT PROPERTY

APPLICANT: Parkbridge Lifestyle Communities

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