

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 89 OF 2021

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003
FOR LANDS KNOWN AS 77 AND 85 ONTARIO STREET SOUTH, GRAND BEND
(NELSON DESJARDINE & HURONSHORES INVESTMENTS 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 By-law 1 of 2003 applies a holding symbol to certain lands within the Municipality;

AND WHEREAS the conditions for the removal of the said holding symbol have been satisfied with respect to the subject lands;

AND WHEREAS Council deems it desirable to amend the said By-law by removing the holding symbol from the subject lands;

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 deleting the "H1" suffix from those lands as indicated on Schedule 'A' to this By-law.
3. The provisions of Section 21 of By-law 1 of 2003 shall now apply to those lands shown on the attached Schedule "A".
4. This By-law shall come into force and effect on the date of its final passing.

this

READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED 30th day of November, 2021.

Mayor

Clerk

Municipality of Lambton Shores

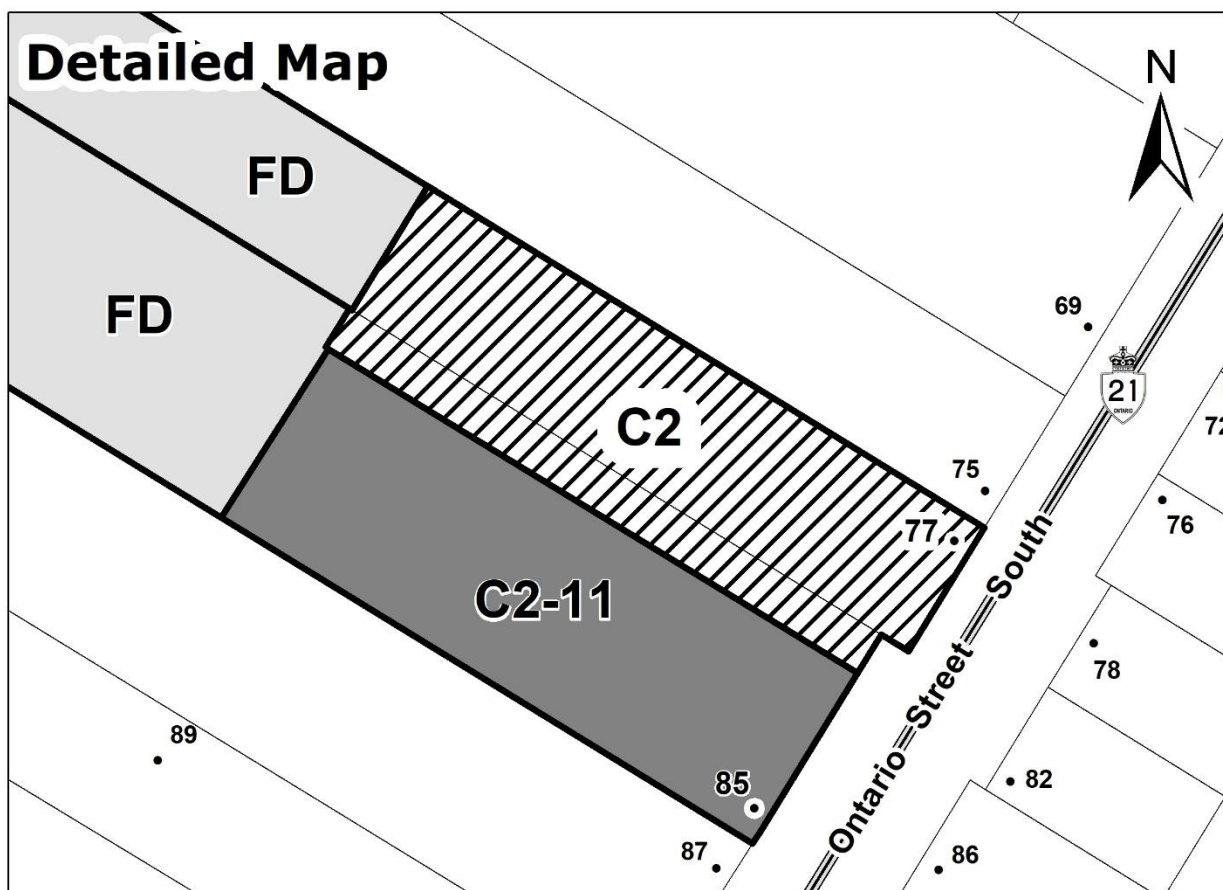
SCHEDULE "A"

to By-law No. 89 of 2021

Dated this 30th day of November, 2021

Signed: _____
Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk



Lands to be rezoned from a Commercial-2 Holding 1 (C2(H1)) Zone to a Commercial-2 (C2) Zone

APPLICANT: Nelson Desjardine and Huron Shores Investments

LOCATION: Lots 8 and 7, Plan 540
77 and 85 Ontario Street South, Grand Bend

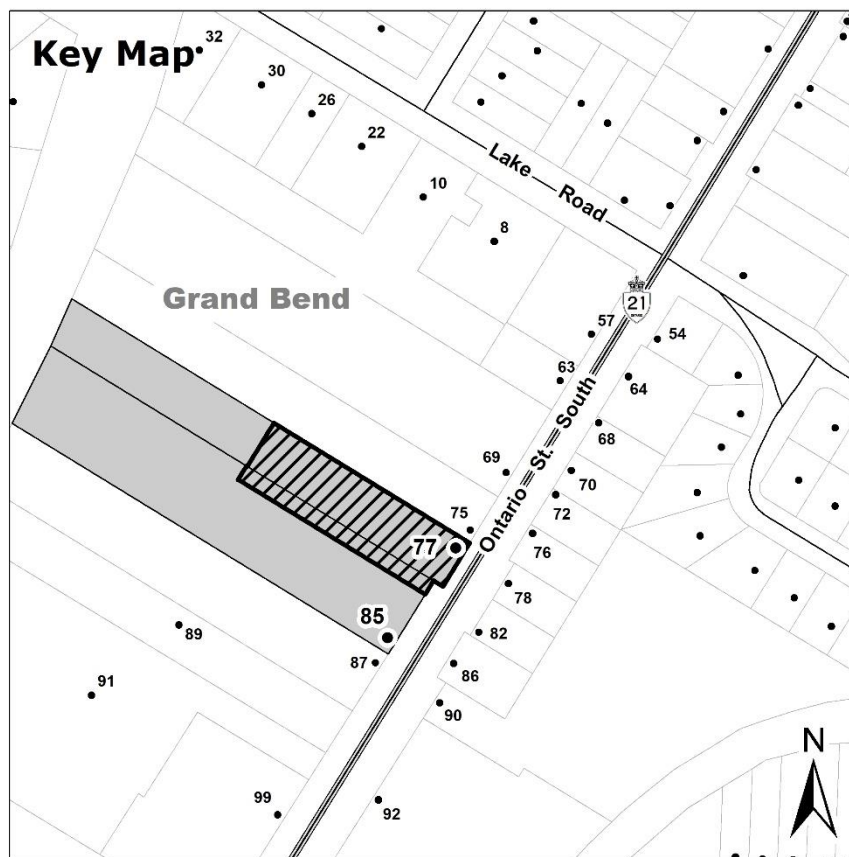
FILE: ZO-15/2021

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 89 OF 2021

Explanatory Note

The purpose of this zoning by-law amendment is to amend Zoning By-law 1 of 2003 as it affects portions of lands known as 77 and 85 Ontario Street South. Portions of the lands are subject to a holding provision that prevents development from proceeding on the land until the holding symbol has been removed. The conditions to remove the H1 holding symbol are that draft subdivision approval or provisional consent have been granted and that the property owner has entered into appropriate development agreements with the Municipality. These conditions have been met through the provisional approval of Consent file B-20/2021 and the applicant entering into a site plan agreement on November 9, 2021. The amendment will permit the inclusion of the parcels as part of a retirement home development. The key map shows more particularly the location of the subject lands.



SUBJECT PROPERTY

APPLICANT: Nelson Desjardine and Huron Shores Investments

LOCATION: Lot 8, Plan 540
77 and 85 Ontario Street South, Grand Bend

FILE: ZO-15/2021