

**THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES**

**BY-LAW 102 OF 2021**

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS KNOWN AS 8375 and 8381 DEFORE DRIVE (MACLACHLAN)**

**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 December 21, 2021 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:

**“Agriculture-2.1 (A2-1)” Zone**

to the

**“Residential-5.8 (R5-7)” Zone Exception, “Residential-5 (R5)” Zone, and  
“Agriculture-2.12 (A2-12)” Zone Exception**

3. Section 6.4 of Zoning By-law 1 of 2003, A2 Zone Special Provisions, is hereby amended by adding the following subsection:

**l) Exception 12 to the Agriculture – 2 Zone**

Notwithstanding the Permitted Uses of Section 6.1 and any other provisions of this By-law to the contrary, on lands zoned Agriculture-2.12 (A2-12) on Schedule “A” to this By-law, no Dwelling of any kind is Permitted. In all other respects the Permitted Uses and regulations applicable to the A2-1 Zone Exception shall apply to the A2-12 Zone Exception.

4. Section 11.4 of Zoning By-law 1 of 2003, R5 Zone Special Provisions, is hereby amended by adding the following subsection:

**h) Exception 8 to the Residential – 5 Zone**

Notwithstanding Sections 3.3.4 and any other provisions of this By-law to the contrary, on lands zoned Residential-5.8 (R5-8) on Schedule "A" to this By-law, known municipally as 8381 Defore Drive, the maximum Permitted Lot Coverage of Detached Accessory Buildings shall be 229 square meters. In all other respects the permitted uses and regulations applicable to the R5 Zone shall apply to the R5-8 Zone Exception.

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 21<sup>st</sup> day of December, 2021.

---

Mayor

---

Clerk

# Municipality of Lambton Shores

## SCHEDULE "A"

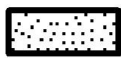
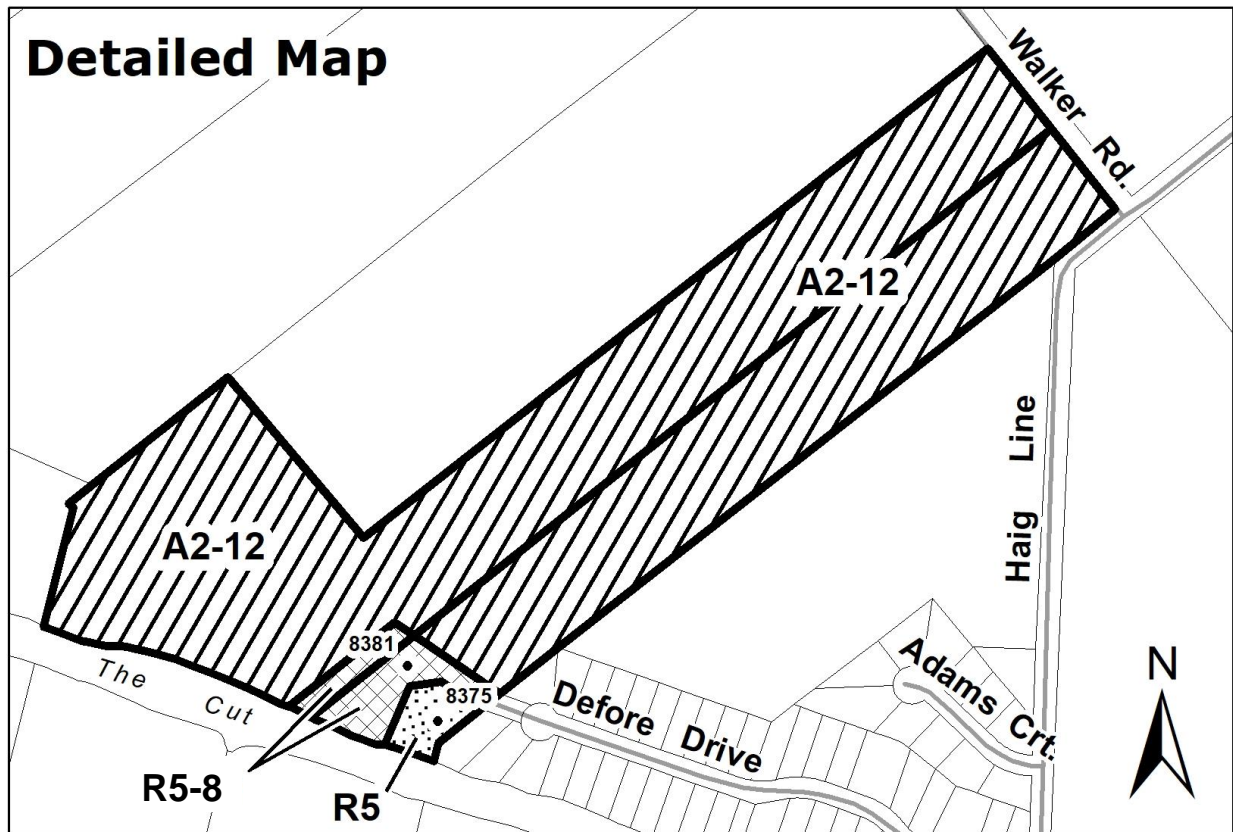
to By-law No. By-Law 102-2021

Dated this 21<sup>st</sup> day of October, 2021

Signed: \_\_\_\_\_  
Bill Weber, Mayor

\_\_\_\_\_  
Stephanie Troyer-Boyd, Clerk

### Detailed Map



Lands to be rezoned from an Agricultural-2 Exception 1 (A2-1) Zone to a Residential-5 (R5) Zone



Lands to be rezoned from an Agricultural-2 Exception 1 (A2-1) Zone to an Agricultural-2 Exception 12 (A2-12) Zone



Lands to be rezoned from the Agriculture-2 Exception 1 (A2-1) Zone to the Residential-5 Exception 8 (R5-8) Zone

APPLICANT: Velma MacLachlan (Agent: Dan and Kim MacLachlan)

LOCATION: CON B Part Lots 23 and 27  
8375 and 8381 Defore Drive, Lambton Shores

FILE: ZO-14/2021

# THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

## ZONING BY-LAW 102 OF 2021

### 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 8375 and 8381 Defore Drive. The rezoning recognizes the existing residential use on 8375 Defore Drive by rezoning that existing parcel from A2-1 to R5. The rezoning recognizes the existing residential use and an existing “oversized” detached accessory building on a new residential lot approved by the Committee of Adjustment at 8381 Defore Drive (files B-21/2021 and B22/2021). It does so by creating a new R5-8 Zone that is like the standard R5 Zone except that the maximum permitted lot coverage for detached accessory buildings is 229m<sup>2</sup> (otherwise the maximum is 93m<sup>2</sup>) and rezoning the new 1.0 hectare lot to this R5-8 Zone. The rezoning also prohibits a dwelling on the farm parcel that results from the provisionally approved consents. It does so by creating a new A2-12 Zone that is like the existing A2-1 Zone except that a dwelling of any kind is prohibited and rezoning the resultant farm parcel to this A2-12 Zone. The rezoning of 8381 Defore Drive to R5-8 and A2-12 fulfills a condition of consent imposed by the Committee of Adjustment respecting its approval of applications B-21/2021 and B-22/2021.

