

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 103 OF 2021

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS KNOWN AS
9782 NORTHVILLE CRESCENT, NORTHVILLE (GARRETT PEDLAR)**

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:

“Residential-3 (R3)” Zone

to the

“Residential-3 (R3)” Zone, “Residential-6 (R6)” Zone, and “Environmental Protection – Natural Conservation (EP-NC) Zone”

3. 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 21st day of December, 2021.

Mayor

Clerk

Municipality of Lambton Shores

SCHEDULE "A"

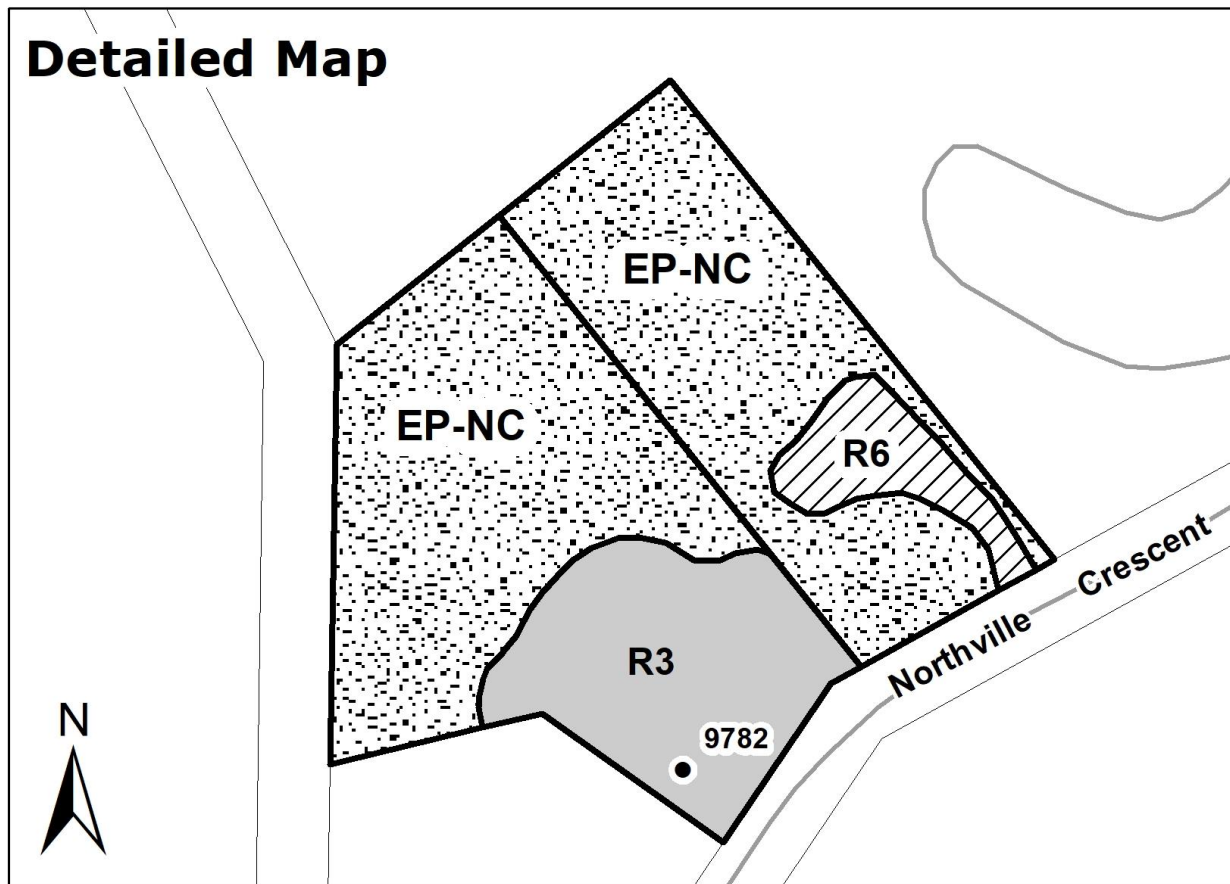
to By-law No. By-Law 103-2021

Dated this 21st day of December, 2021

Signed: _____
Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk

Detailed Map



Lands to be rezoned from a Residential-3 (R3) Zone
to a Residential-6 (R6) Zone



Lands to be rezoned from a Residential-3 (R3) Zone to a
Environmental Protection-Natural Conservation (EP-NC) Zone

APPLICANT: Doug Pedlar (Agent: Garrett Pedlar)

LOCATION: LRE Con, Part Lot 35
9782 Northville Crescent, Lambton Shores

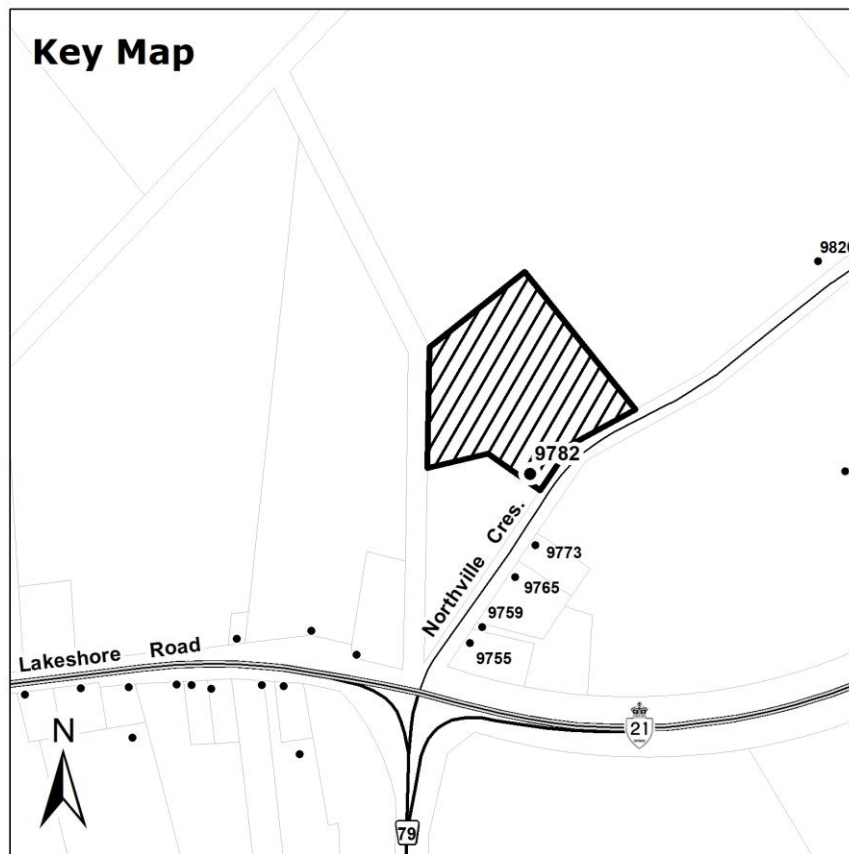
FILE: ZO-18/2021

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 103 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 9782 Northville Crescent, Northville. The owner of the lands has been granted consent to sever a new lot. The amendment rezones a building envelope on a proposed new residential building from the Residential-3 (R3) Zone to the Residential-6 (R6) Zone to permit a single detached dwelling. The balance of the severed lot and the wooded portion of the retained lands are rezoned to the Environmental Protection – Natural Conservation (EP-NC) Zone to conserve existing natural heritage features. The balance of the retained lands, which contain an existing townhouse dwelling, remain in the R3 Zone.



SUBJECT PROPERTY

APPLICANT:	Doug Pedlar (Agent: Garrett Pedlar)
LOCATION:	LRE Con, Part Lot 35 9782 Northville Crescent, Lambton Shores
FILE:	ZO-18/2021