

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 101 OF 2021

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS KNOWN IN FOREST
(LAMBTON KENT DISTRICT SCHOOL BOARD)**

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-1 (A1)", "Residential-1 Holding-1 (R1-H1)", "Residential-6 (R6)",
"Residential-1 (R1)" and "Open Space-2 (OS2)" Zones**

to the

**"Residential-1 (R1) Zone", "Institutional-1 Exception 6 (I1-6) Zone Exception",
and "Open Space-2 (OS2) Zone".**

3. Section 42.4 of Zoning By-law 1 of 2003, I1 Zone Special Provisions, is hereby amended by adding the following subsection:

f) Exception 6 to the Institutional – 1 Zone

Notwithstanding and any other provisions of this By-law to the contrary, on lands zoned Institutional-1.6 (I1-6) on Schedule "A" to this By-law, in the Town of Forest north of Townsend Line and east of Beechwood Ave, the following provisions shall apply:

- a) Maximum permitted height shall be 15m;
- b) The Minimum required Front, Exterior Side, Interior Side, and Rear Yards shall be 12m; and

- c) In all other respects, the Permitted Uses and provisions applicable to the I1 Zone shall apply to the I1-6 Zone.

- 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 21st day of December, 2021.

Mayor

Clerk

Municipality of Lambton Shores

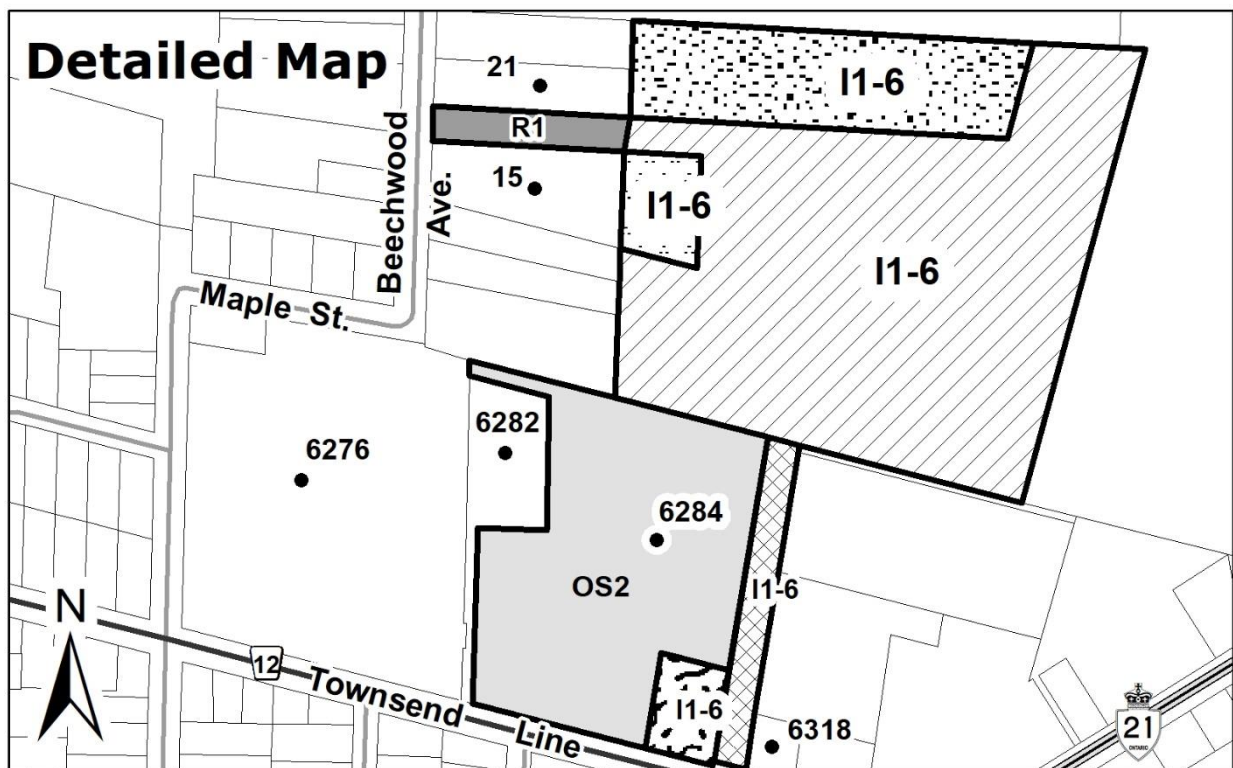
SCHEDULE "A"






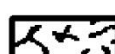
to By-law No. By-Law 101-2021

Dated this 21st day of December, 2021

Signed: _____
Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk



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|  Lands to be rezoned from an Agricultural-1 (A1) Zone to a Institutional-1 Exception 6 (I1-6) Zone |  Lands to be rezoned from a Residential-1 Holding 1 (R1-H1) Zone to a Residential-1 (R1) Zone |
|  Lands to be rezoned from a Residential-6 (R6) Zone to a Institutional-1 Exception 6 (I1-6) Zone |  Lands to be rezoned from a Residential-1 (R1) Zone to a Institutional-1 Exception 6 (I1-6) Zone |
|  Lands to be rezoned from a Residential-1 Holding 1 (R1-H1) Zone to a Institutional-1 Exception 6 (I1-6) Zone |  Lands to be rezoned from a Open Space-2 (OS2) Zone to a Institutional-1 Exception 6 (I1-6) Zone |

APPLICANT: LKDSB (Agent: Harrison Pensa LLP - Scott Spindler)
LOCATION: BOSANQUET CON SB PT LOTS 36 AND 37 RP 25R3813 PT PART 1 AND
RP 25R7969 PART 3 ; CON SB PT LOT 37 RP 25R8779 PARTS 1 AND 3 ;
CON SB PT LOT 37 RP 25R5601 PARTS 1 TO 5
Townsend Line and Beechwood Ave. , Forest, Lambton Shores
FILE: ZO-17/2021

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 101 OF 2021

Explanatory Note

The purpose of this zoning by-law amendment is to amend Zoning By-law 1 of 2003 as it affects 3 parcels of land, portions of which are proposed to be developed as a K-12 school by the Lambton Kent District School Board. The largest parcel has frontage on Beechwood Ave. The Beechwood Ave frontage would be retained by the current owner as a residential building lot. It will remain in the existing R1 Zone, but with the H1 Holding symbol deleted. The balance of that parcel is to be acquired by the LKDSB and is zoned from R1(H1), R6, and A1 to a new I1-6 Zone. LKDSB will acquire a narrow parcel of land from the Municipality which is rezoned from R1 to the new I1-6 Zone. LKDSB will acquire enough of a third parcel from the Municipality to allow its Townsend Line access to align with York Street. The acquired portion will be rezoned from OS2 to the new I1-6 Zone. The balance of the third parcel will be retained by the Municipality and will remain in the OS2 Zone. Finally, the rezoning amends section 42.4 of the zoning by-law by creating the new I1-6 Zone exception. The I1-6 Zone is the same as the standard I1 Zone except that the maximum permitted height is 15m rather than 12m and the required setbacks from all lot lines are 12m rather than 6m.

