

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 70 OF 2020

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003
FOR LANDS KNOWN AS 8678 RAWLINGS ROAD (ELLY LEENDERS)**

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 1, 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 the:

“Agriculture-1 (A1)” Zone

to the

“Agriculture-1.79 (A1-79)” Zone Exception

3. Section 5.5 of Zoning By-law 1 of 2003, A1 Zone Special Provisions, is hereby amended by adding the following subsection:

aaaa) Exception 79 to the Agricultural – 1 Zone

Notwithstanding any other provisions of the By-law to the contrary, on lands zoned Agricultural-1.79 (A1-79) on Schedule “A” to this By-law, and described as Concession 13, Part Lot 16, geographic Township of Bosanquet, now the Municipality of Lambton Shores, no Dwelling Unit of any kind shall be Permitted, and the minimum required Lot Area for an Agricultural Lot shall be 32 hectares.

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 1st day of December, 2020.

Mayor

Clerk

Municipality of Lambton Shores

SCHEDULE "A"

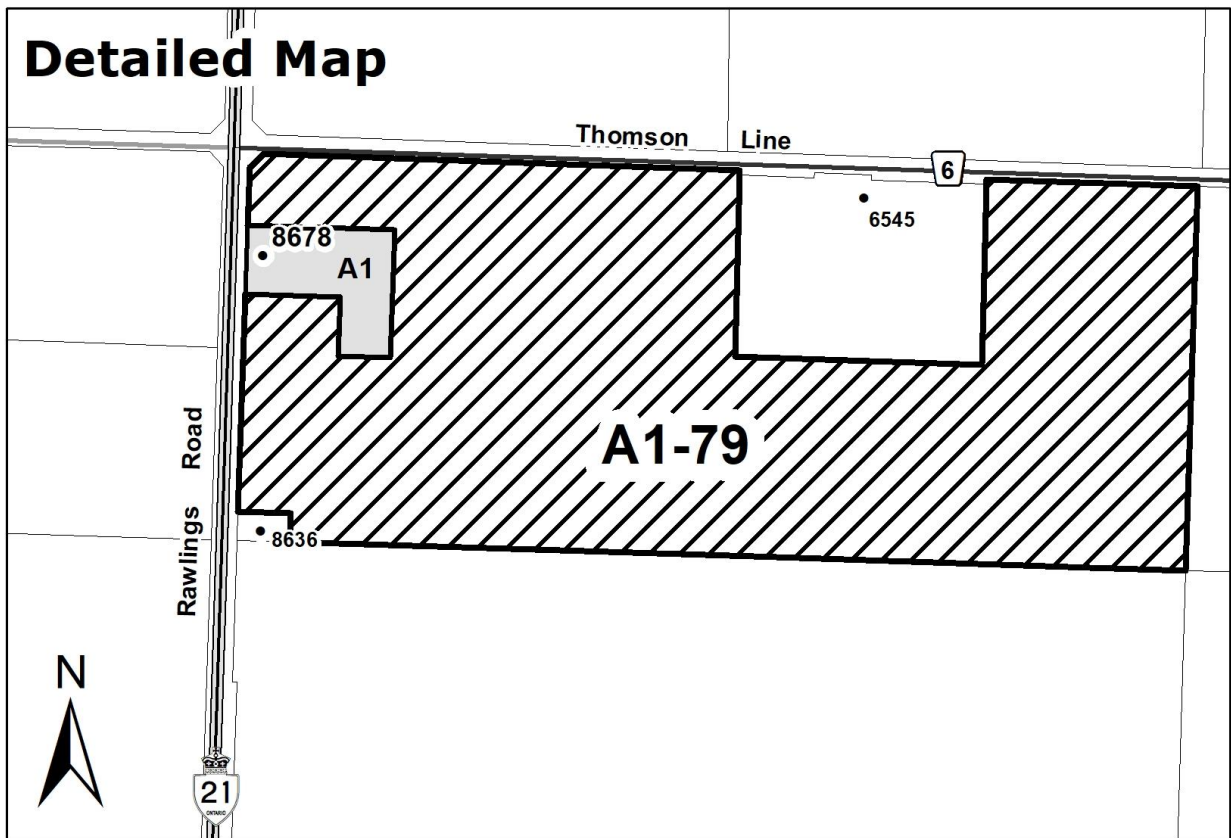
to By-law No. 70-2020

Dated this 1st day of December, 2020

Signed: _____
Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk

Detailed Map



Lands to be rezoned from a Agricultural-1 (A1) Zone
to a Agricultural-1 Exception 79 (A1-79) Zone

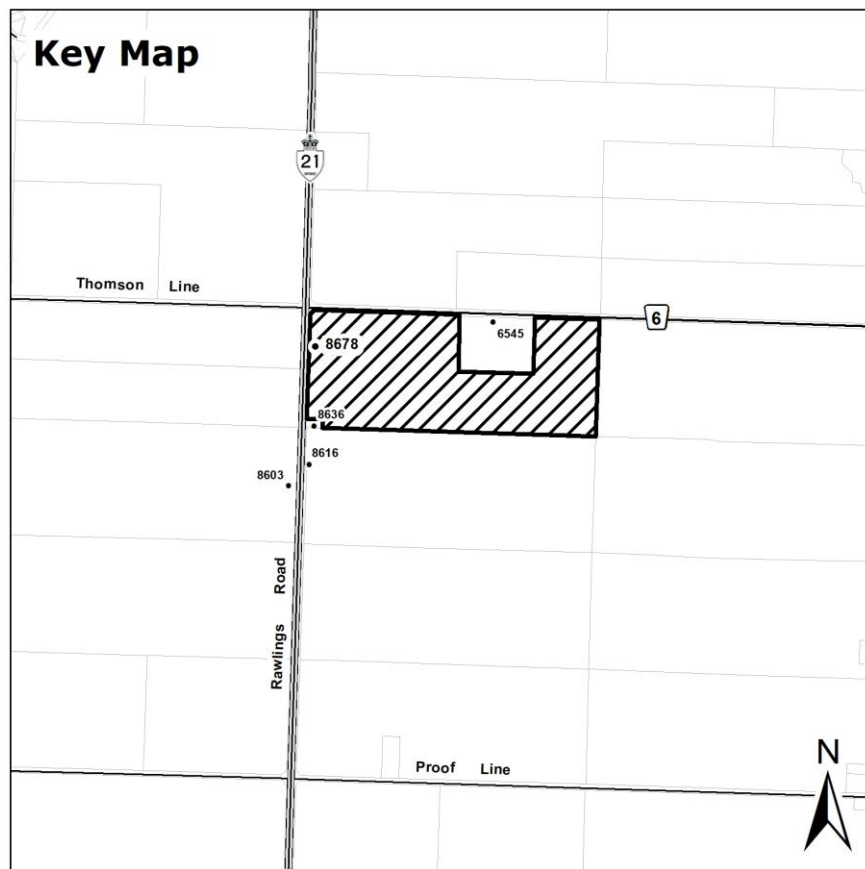
APPLICANT: Elly Leenders (Agent: Paul Hendrikx)
LOCATION: Concession 13 Part Lot 16
8678 Rawlings Road, Lambton Shores
FILE:

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 70 OF 2020

Explanatory Note

The purpose of this zoning by-law amendment is to amend Zoning By-law 1 of 2003 as it affects a portion of a lot described as Concession 13, Part Lot 16, known municipally as 8678 Rawlings Road. The applicant has received consent to sever a surplus farm dwelling from the property (file: B-14/2020) and the zoning amendment implements conditions of approval of said consent. The rezoning establishes a new, site-specific A1-79 Zone on the remnant farm parcel with site-specific provisions prohibiting a house on the retained farm and recognizing that the retained farm parcel's lot area (estimated to be 32.4 hectares by the applicant) is less than the normal A1 Zone standard of 38 hectares. The key map shows more particularly the lands affected.



SUBJECT PROPERTY

APPLICANT: Elly Leenders (Agent: Paul Hendrikx)
LOCATION: Concession 13 Part Lot 16
8678 Rawlings Road, Lambton Shores
FILE: