

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 21 OF 2022

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003
FOR LANDS KNOWN AS 74 MAIN STREET EAST, GRAND BEND
(GRAND BEND DEVELOPMENTS CORPORATION)**

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 "H17" suffix from those lands as indicated on Schedule 'A' to this By-law.
3. The provisions of Section 14.2 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.

READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED this 5th day of April, 2022.

Mayor

Clerk

Municipality of Lambton Shores

SCHEDULE "A"

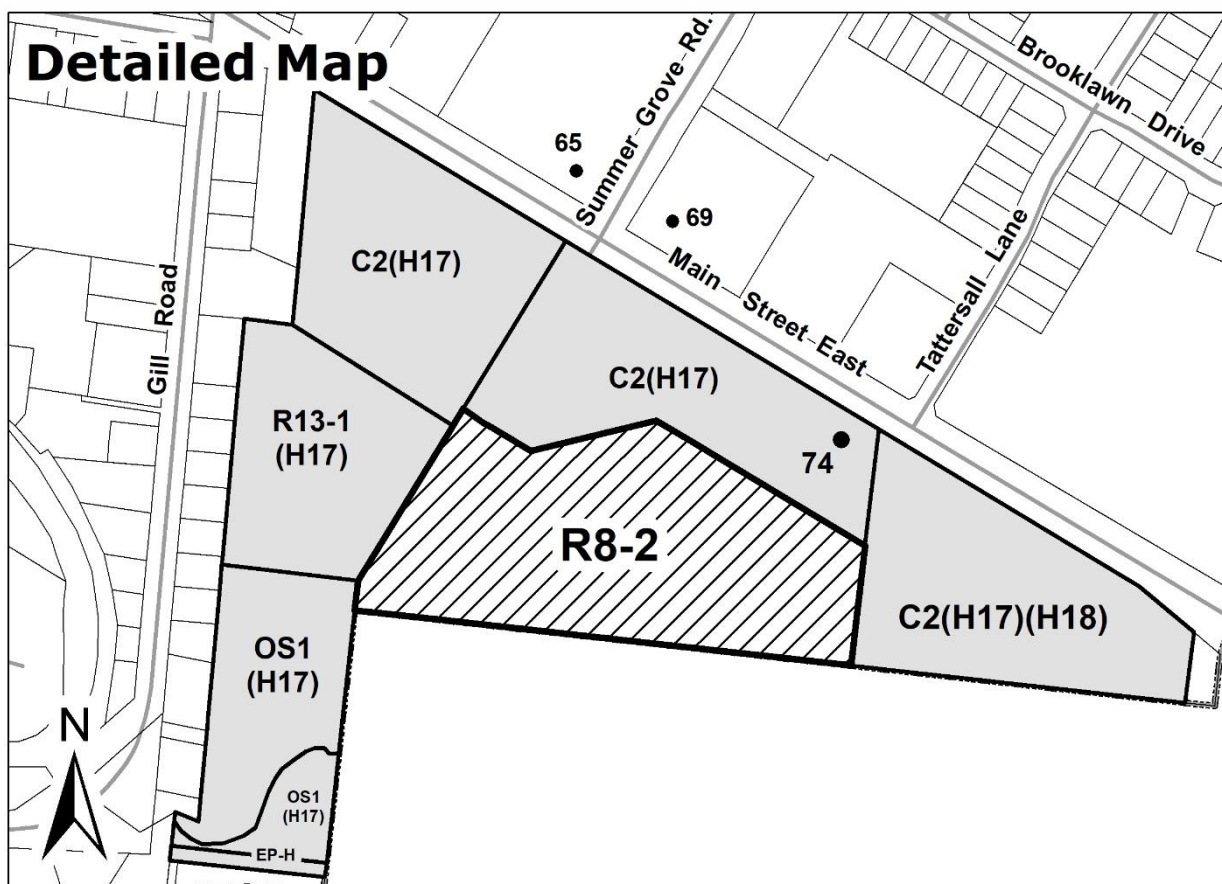
to By-law No. 21-2022

Dated this _____ Day of _____, 2022

Signed: _____

Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk



Lands to be rezoned from a Residential-8 Exception 2 Holding 17 (R8-2 (H17)) Zone to a Residential-8 Exception 2 (R8-2) Zone

APPLICANT: Grand Bend Development Corporation

LOCATION: STEPHEN CON RIVER AUX SABLES PT LOT 1 PLAN 30 PT BLK M
RP 25R11058 PARTS 1 AND 2 (aka Block 4 Pollock Farm Subdivision)
74 Main Street East, Grand Bend, Lambton Shores

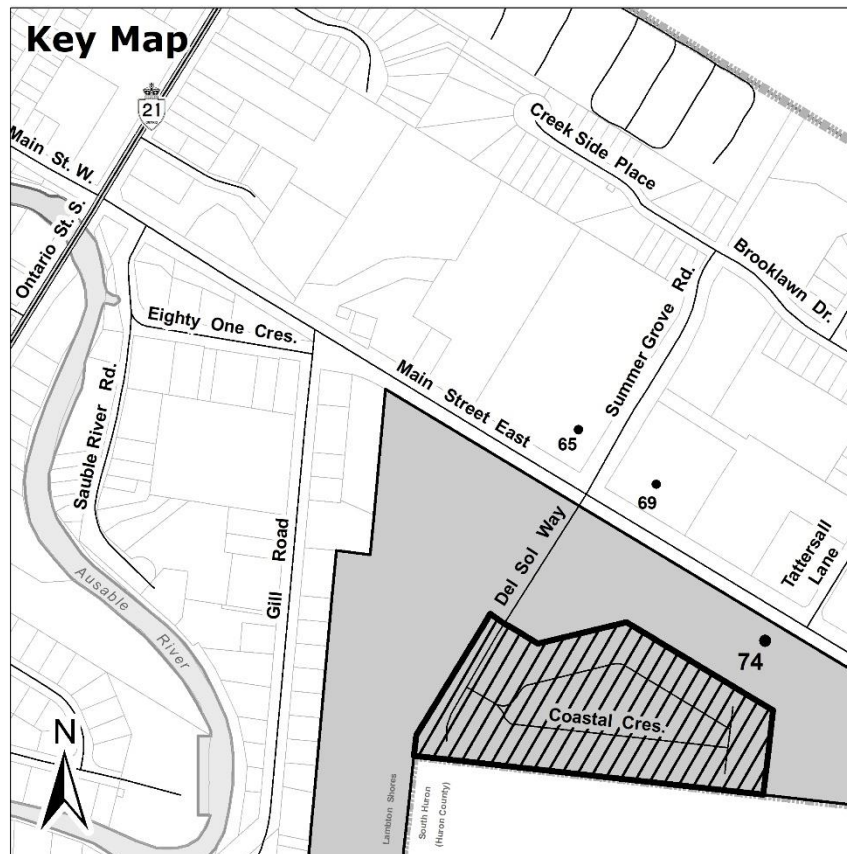
FILE: ZO-03/2022

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ZONING BY-LAW 21 OF 2022

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 lands known as Block 4 of 74 Main Street East, Grand Bend under the approved plan of Subdivision SD-2020-01. A Portion of the land is 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 H17 holding symbol are that draft subdivision approval has been granted and that sufficient sanitary sewage treatment capacity exists and has been allocated by the Municipality. These conditions have been met through the approval for draft plan of Condominium file SD-2021-01 and the applicant entering into an agreement with the Municipality on September 7, 2021. The amendment will permit the development of 72 single-storey townhouse units. The key map shows more particularly the location of the subject lands.



SUBJECT PROPERTY



Portion Subject to removal of
Holding Provision (H17)

APPLICANT: Grand Bend Development Corporation
LOCATION: STEPHEN CON RIVER AUX SABLES PT LOT 1 PLAN 30 PT BLK M
RP 25R11058 PARTS 1 AND 2 (aka Block 4 Pollock Farm Subdivision)
74 Main Street East, Grand Bend, Lambton Shores
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