

**AMENDMENT NO. 4
TO THE
MUNICIPALITY OF LAMBTON SHORES
OFFICIAL PLAN**

MUNICIPALITY OF LAMBTON SHORES
Official Plan Amendment No. 4

This amendment was adopted by the Council of the Corporation of the Municipality of Lambton Shores by By-law 33 of 2022 in accordance with the provisions of Section 22 (1) and 17 (15) of the Planning Act, R.S.O. 1990, on the 17th day of May, 2022.

Corporate
Seal

Mayor

Clerk

CERTIFICATE OF COMPLIANCE
WITH PUBLIC INVOLVEMENT
AND NOTICE REQUIREMENT

I, Stephanie Troyer-Boyd, Clerk for the Municipality of Lambton Shores, hereby certify that the requirements for the holding of at least one public meeting as set out in subsection 17(15) of the Planning Act, R.S.O.1990 and the giving notice as set out in subsection 17(17) of the Planning Act, R.S.O.1990, have been complied with.

Clerk

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 33 OF 2022

**BEING A BY-LAW TO AMEND THE OFFICIAL PLAN
FOR LANDS KNOWN AS 6320 LAKESHORE RD (LEKKER HOMES)**

WHEREAS the Council of the Corporation of the Municipality of Lambton Shores has in effect an Official Plan, adopted pursuant to Section 17 of the *Planning Act, R.S.O., 1990*;

AND WHEREAS a request has been made to Council pursuant to Section 22 of the Act to amend the Official Plan;

AND WHEREAS a public meeting was held on May 17, 2022 under Section 17(15) of the Act;

AND WHEREAS Council deems it desirable to amend the said By-law;

THEREFORE, the Council of the Corporation of the Municipality of Lambton Shores, in accordance with the provisions of Section 17 (22) of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. 4 of the Municipality of Lambton Shores Official Plan consisting of the attached map schedule and text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the County of Lambton for approval of Amendment No. 4 to the Municipality of Lambton Shores Official Plan.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED THIS 17th day of May, 2022.

Mayor

Clerk

Certified that the above is a true copy of By-law No. 33 of 2022 as enacted and passed by the Council of the Corporation of the Municipality of Lambton Shores on the 17th day of May, 2022.

Clerk

**AMENDMENT NO. 4
TO THE MUNICIPALITY OF LAMBTON SHORES
OFFICIAL PLAN**

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STATEMENT OF COMPONENTS

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following schedule and text constitutes Amendment No. 4 to the Municipality of Lambton Shores Official Plan.

PART C - APPENDIX does not constitute part of this amendment. This appendix contains background data, planning considerations and a record of the public involvement associated with this amendment.

PART A - THE PREAMBLE

1. PURPOSE

The purpose of the amendment is to change the land use designation on lands known as 6320 Lakeshore Rd from “Highway Commercial” to “Residential”.

2. LOCATION

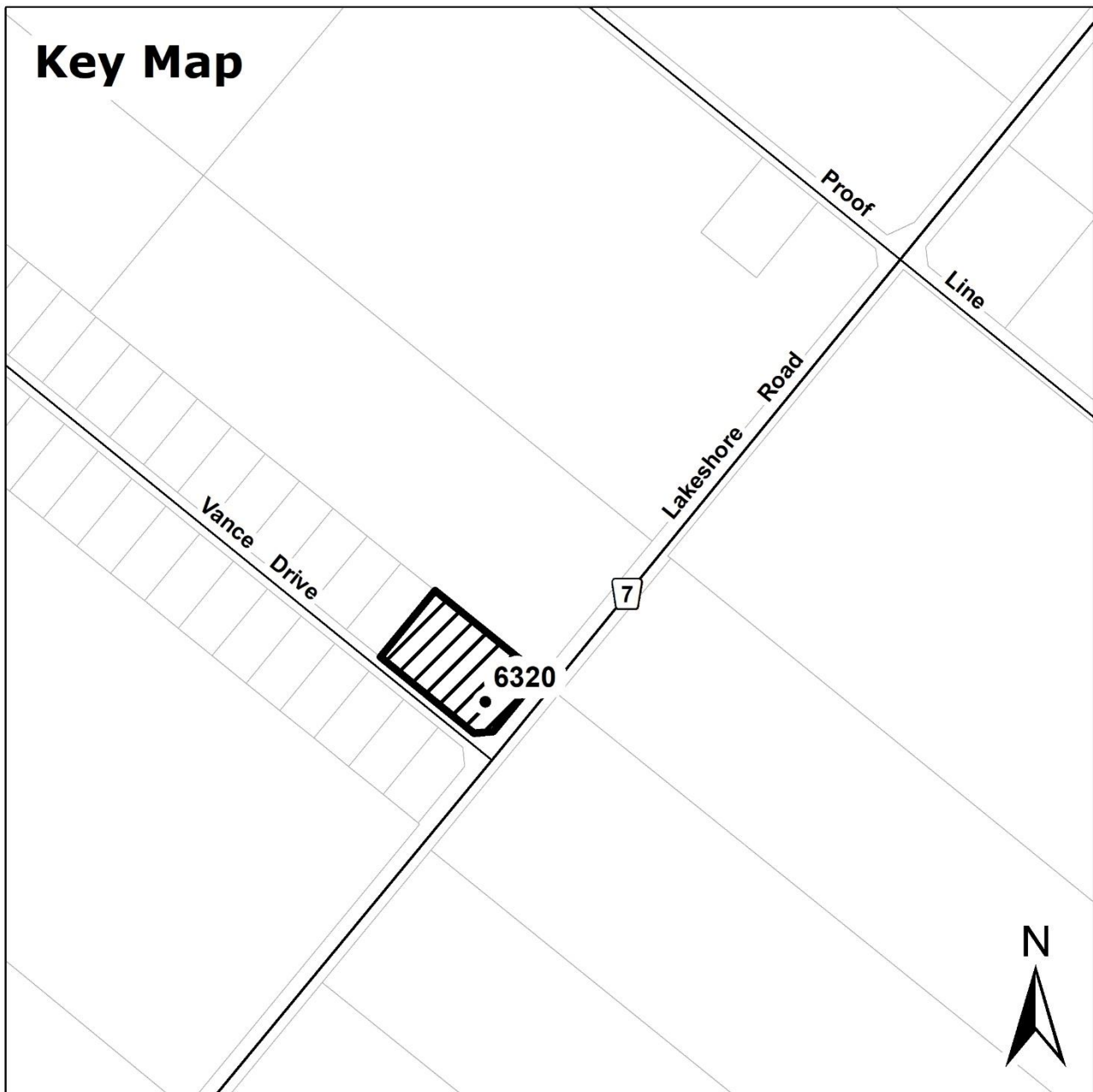
The amendment changes the designation on lands described as Block B, Plan 691 (former Bosanquet Township), known municipally as 6320 Lakeshore Road, and shown more particularly on the key map provided on the following page.

3. BASIS

The application is initiated by the property owner. The Official Plan currently permits highway commercial uses on the subject lands. The applicant wishes to repurpose the existing commercial plaza for residential units in the form of a townhouse.

Justification for the addition of residential uses as permitted uses is outlined in the Planning Reports in Appendix C.

Additional information is included in **PART C - THE APPENDIX**



SUBJECT AREA

APPLICANT:	Lekker Homes (Agent:Monteith Brown Planning)
LOCATION:	Block B, Plan 691 (BO), geographic Twp. of Bosanquet 6320 Lakeshore Road, West Bosanquet, Lambton Shores
FILE:	OPA #4 (OP -02/2022)

PART B - THE AMENDMENT

1. INTRODUCTION

All of this part of the document entitled **PART B - THE AMENDMENT** consisting of the following schedule and text constitute Amendment No. 4 to the Official Plan of the Municipality of Lambton Shores.

2. DETAILS OF THE AMENDMENT

The Official Plan for the Municipality of Lambton Shores is amended as follows:

- a) Schedule "A" *Land Use Plan*, attached, is hereby declared to form part of Amendment No. 4 to the Official Plan of the Municipality of Lambton Shores.
- b) Schedule "A5" *West Bosanquet* to the Official Plan of the Municipality of Lambton Shores is hereby amended by changing the land use designation from "Highway Commercial" to "Residential" on the lands identified on the attached Schedule "A" *Land Use Plan*.

3. IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this amendment shall be in accordance with the policies of the Official Plan of the Municipality of Lambton Shores.

Municipality of Lambton Shores

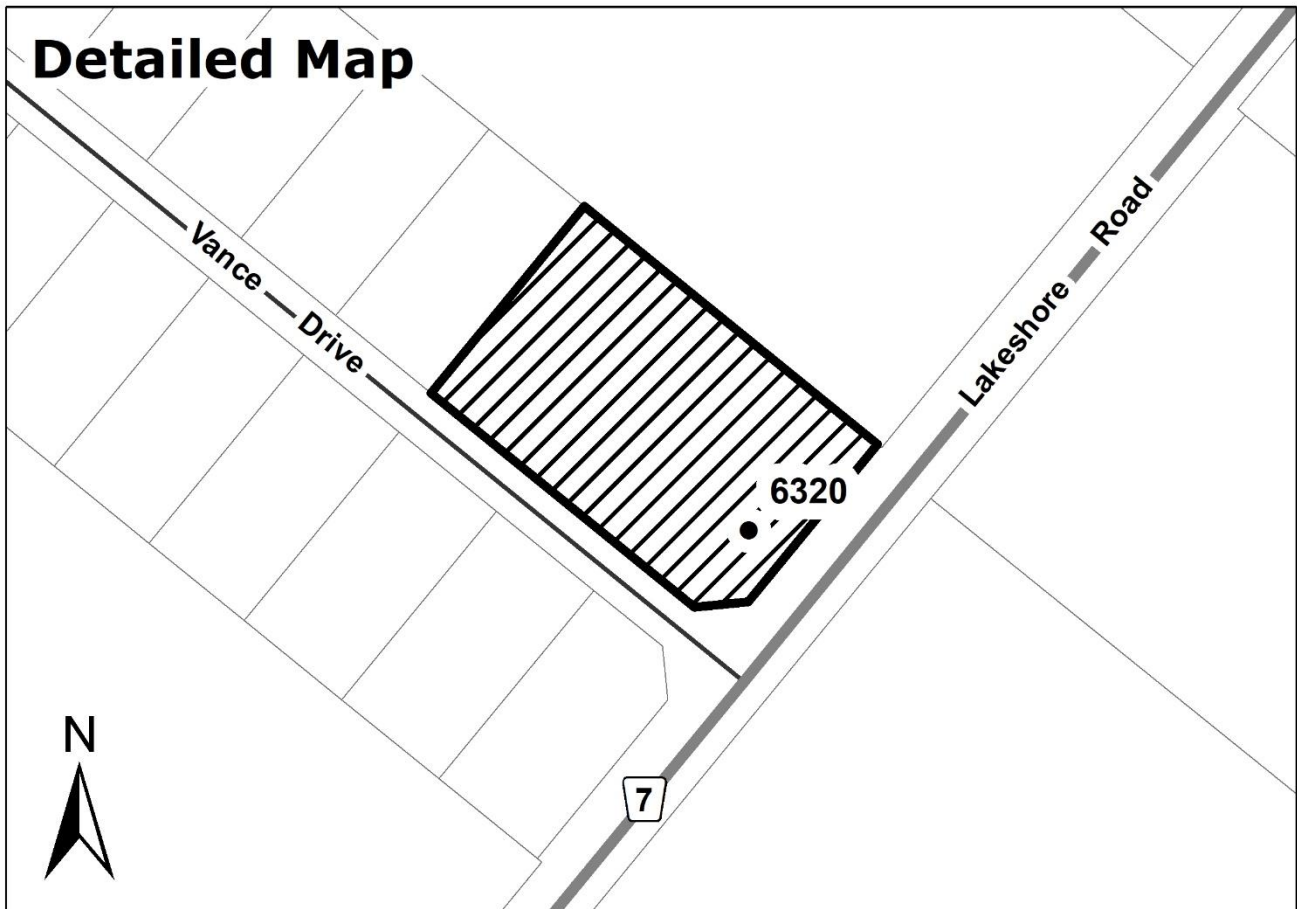
SCHEDULE "A" LAND USE PLAN

THIS SCHEDULE FORMS PART OF AMENDMENT NO. 4 TO THE MUNICIPALITY OF LAMBTON SHORES OFFICIAL PLAN AND MUST BE READ WITH THE WRITTEN TEXT.

Signed: _____
Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk

Detailed Map



Lands to be redesignated from "Highway Commercial" to "Residential"

APPLICANT: Lekker Homes (Agent:Monteith Brown Planning)

LOCATION: Block B, Plan 691 (BO), geographic Twp. of Bosanquet
6320 Lakeshore Road, West Bosanquet, Lambton Shores

FILE: OPA #4 (OP -02/2022)

PART C - THE APPENDIX

The following appendix does not constitute part of Amendment No. 4, but is included as information supporting the amendment.

APPENDIX 1..... Planners' Reports

APPENDIX 2.....Minutes of Public Meeting

APPENDIX 1.

Planners' Report (Presented to Municipal Council at the public meeting).

APPENDIX 2

Minutes of Public Meeting