

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 34 OF 2022

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS KNOWN AS 6320
LAKESHORE RD (LEKKER HOMES)**

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 May 17, 2022 under Section 34(12) of the *Planning Act*, R.S.O., 1990;

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

AND WHEREAS said amendment would conform with the Official Plan Amendment No. 4, if said Official Plan Amendment comes into effect, and section 24(2) of the *Planning Act* permits Council to pass a by-law that does not conform with the official plan but will conform with it if the official plan amendment comes into effect;

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 "Commercial-5 Exception-3 (C5-3) Zone" to the "Residential-3 (R3) 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 17th day of May, 2022.

Mayor

Clerk

Municipality of Lambton Shores

SCHEDULE "A"

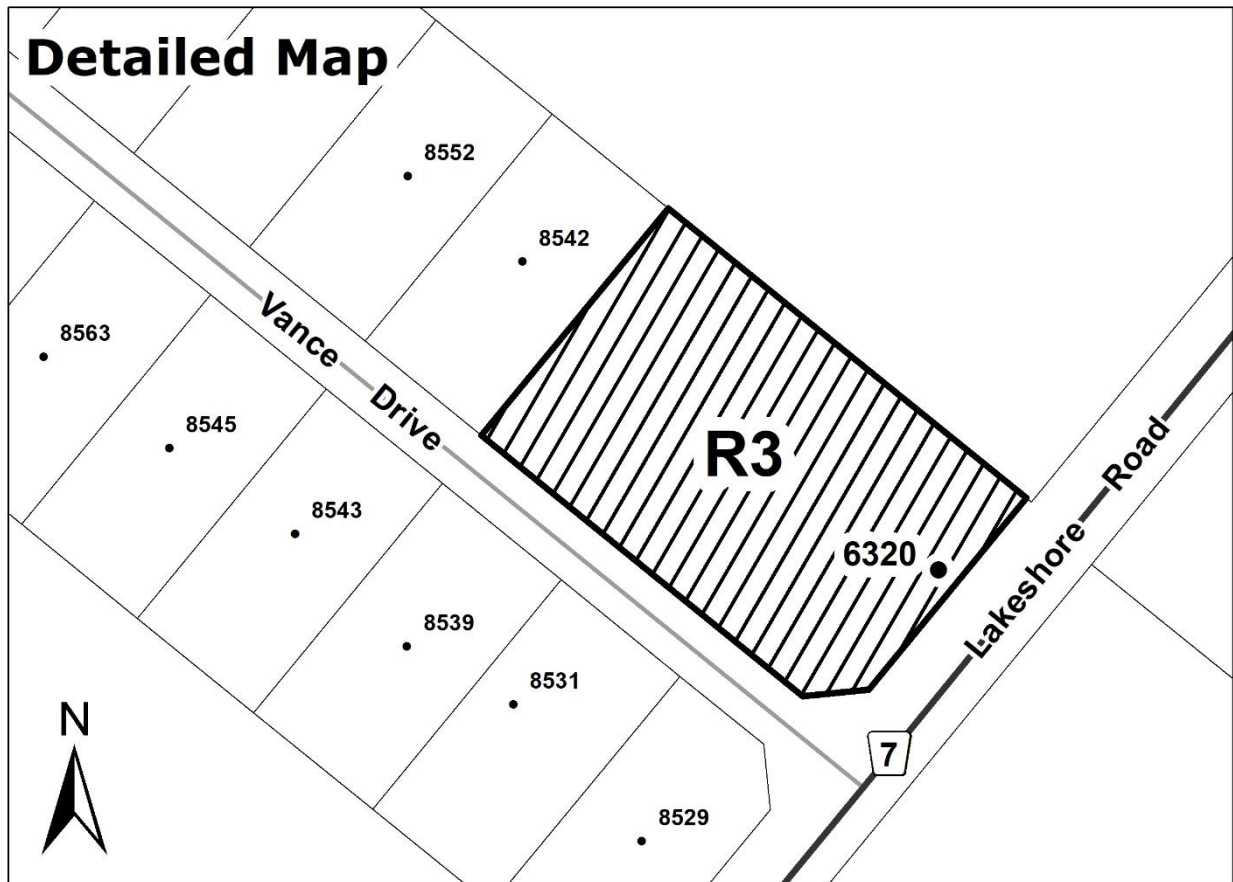
to By-law No. 34-2022

Dated this 17th day of May, 2022

Signed: _____
Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk

Detailed Map



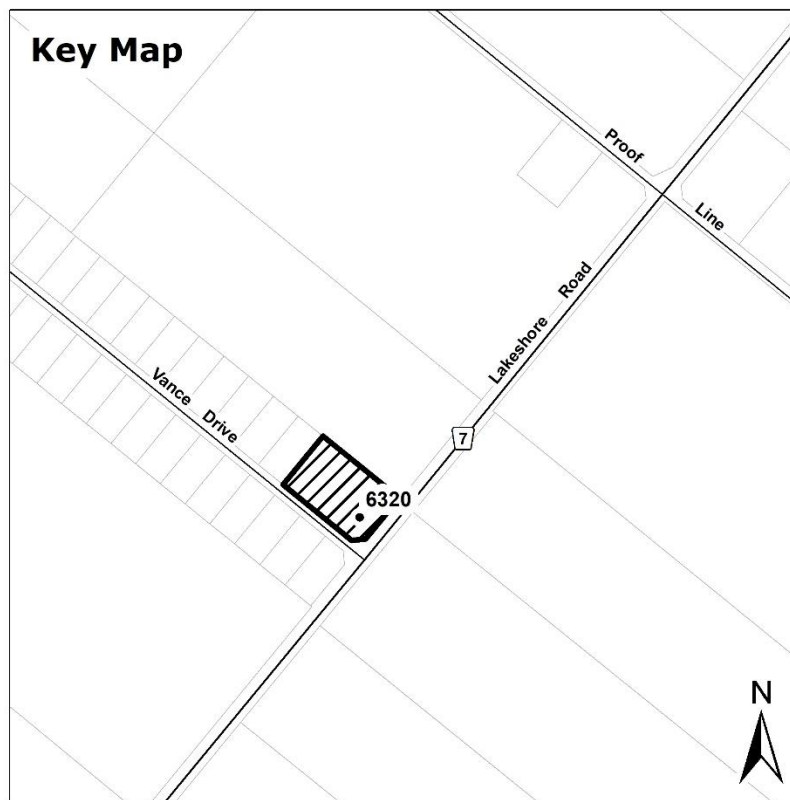
Lands to be rezoned from a Commercial-5 Exception 3 (C5-3) Zone
to a Residential-3 (R3) Zone

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: ZO-05/2022

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES ZONING BY-LAW 34 OF 2022

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 6320 Lakeshore Road. The amendment would rezone the lands from the “Commercial-5 Exception-3 (C5-3) Zone” to the “Residential-3 (R3) Zone”. The R3 Zone permits multi-residential uses including townhouses and multiple dwellings. The amendment would allow the applicant to re-purpose the existing commercial plaza for residential units in the form of a townhouse. The zoning by-law amendment has been passed concurrently with amendment No. 4 to the Lambton Shores Official Plan, which changes the Official Plan designation on the subject lands from “Highway Commercial” to “Residential”. The zoning amendment will not be deemed to have come into force until official plan amendment no. 4 comes into effect.



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:	ZO-05/2022