

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 26 OF 2022

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS KNOWN AS 9981
LAKESHORE RD (WESTLAND HOLDINGS GB INC.)**

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 April 26, 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;

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-2 (A2) Zone” and “Agriculture-2 Exception 1 (A2-1) Zone”

to the

**“Commercial-2 (C2) Zone”, “Agriculture-2 (A2) Zone”, and “Agriculture-2
Exception 1 (A2-1) 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 26th day of April, 2022.

Mayor

Clerk

Municipality of Lambton Shores

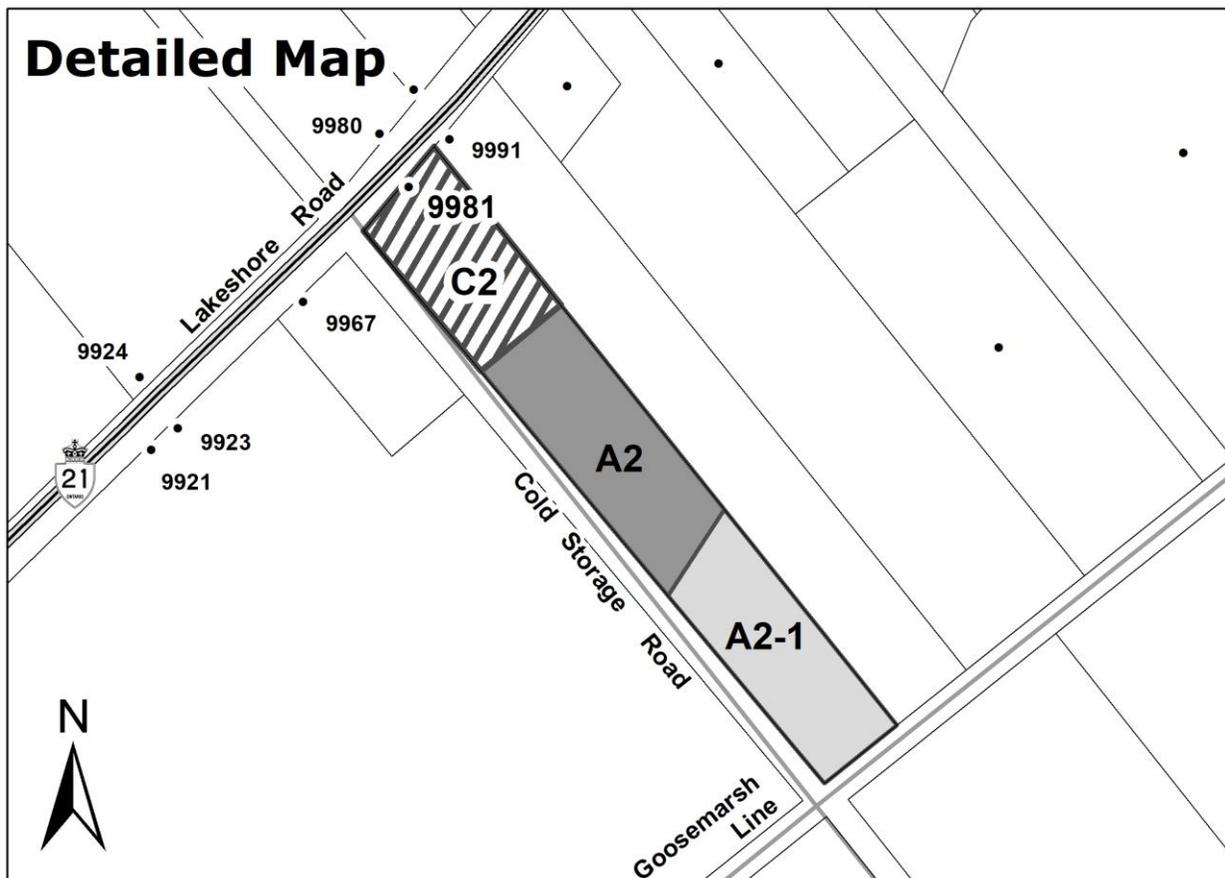
SCHEDULE "A"

to By-law No. 26-2022

Dated this 26th day of April, 2022

Signed: _____
Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk



Lands to be rezoned from an Agricultural-2 (A2) Zone
to a Commercial-2 (C2) Zone

APPLICANT: Matt Runge/MR Engineering & Design Ltd. (Owner: Westland Holdings)

LOCATION: LRE Concession (Bosanquet) Part Lot 14
9981 Lakeshore Road, Grand Bend, Lambton Shores

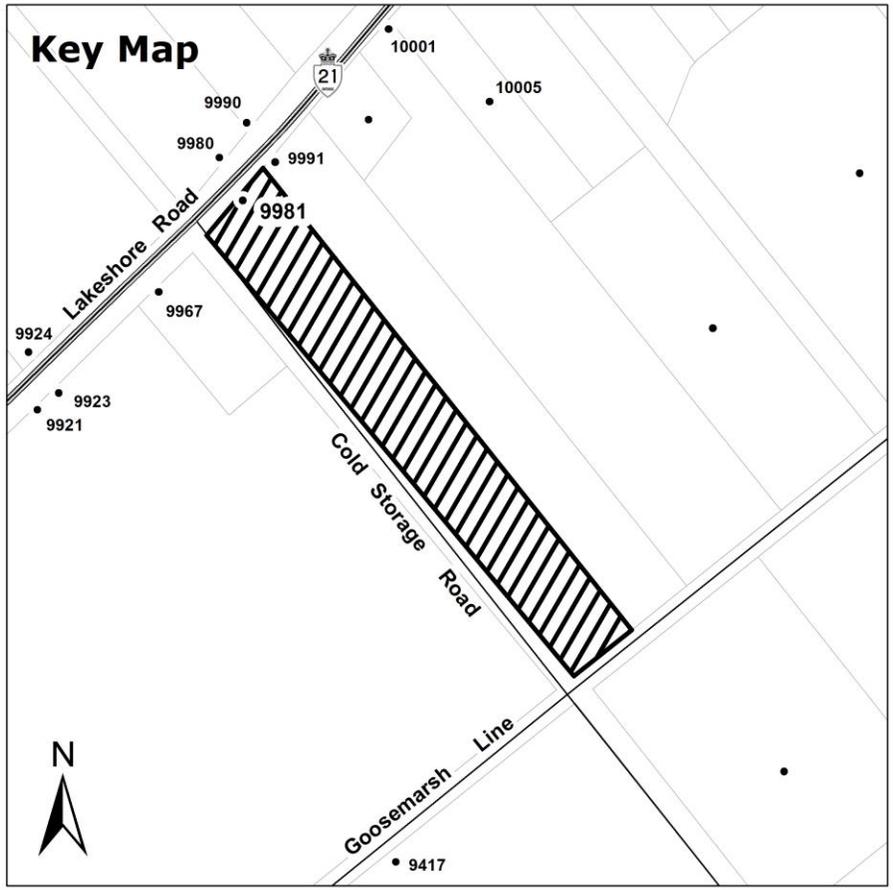
FILE: ZO-04/2022

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 26 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 9981 Lakeshore Road. The amendment would rezone the front portion of the lands, abutting Lakeshore Road, from the "Agriculture-2 (A2) Zone" to the "Commercial-2 (C2) Zone". The rear portions of the parcel would remain in the "Agriculture-2 (A2) Zone" and "Agriculture-2 Exception 1 (A2-1) Zone". The C2 Zone permits a range of highway commercial-type uses including a motor vehicle repair establishment and a motor vehicle sales establishment. This would allow the property owner to construct a building with a repair shop and showroom with the intended use of repairing and selling small engine vehicles and related parts and accessory products.



SUBJECT PROPERTY

APPLICANT: Matt Runge/MR Engineering & Design Ltd. (Owner: Westland Holdings)

LOCATION: LRE Concession (Bosanquet) Part Lot 14
9981 Lakeshore Road, Grand Bend, Lambton Shores

FILE: ZO-04/2022