

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 74 OF 2022

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS
KNOWN AS 63 MAIN ST, GRAND BEND (2783822 ONTARIO 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 August 9, 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:

“Commercial-10 (C10) Zone”

to the

“Commercial-10 Exception 2 (C10-2) Zone”

3. Section 29.3 of Zoning By-law 1 of 2003, C10 Zone Special Provisions, is hereby amended by adding the following subsection:

b) Exception 2 to the Commercial – 10 Zone

Notwithstanding any other provisions of this By-law to the contrary, on lands zoned Commercial-10 Exception 2 (C10-2) Zone on Schedule “A” to this By-law, lands known municipally as 63 Main Street, Grand Bend:

- i) The minimum Exterior Side Yard Setback shall be 0m;
- ii) The minimum Rear Yard Setback shall be 0m;
- iii) The following items shall be subject to a maximum Building Height of 12.5m: shade pergolas; railings; a structure housing stairwells, elevators, mechanical rooms and related lobby area; mechanical equipment; architectural arches; and a glass-sided roof over a corridor. The Main Building and all other features shall be subject to a maximum Building Height of 10m and to Section 3.16; and

- iv) In all other respects the Permitted Uses and regulations applicable to the C10 Zone shall apply to the C10-2 Zone Exception.
- 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 18th day of October, 2022.

Mayor

Clerk

Municipality of Lambton Shores

SCHEDULE "A"

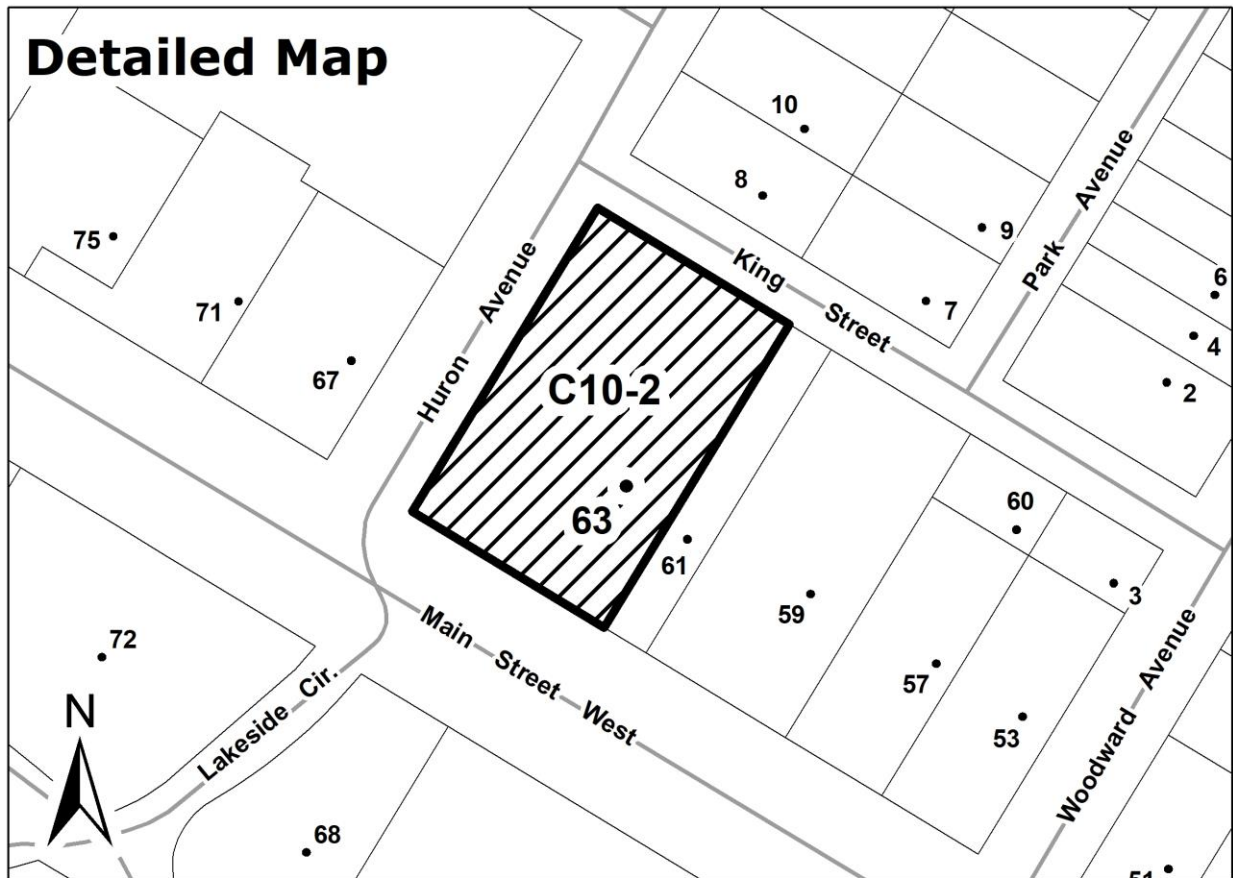
to By-law No.
to By-law No. 74-2022

Date _____, 2022

Signed: _____
Bill Weber, Mayor

Stephanie Troyer-Boyd, Clerk

Detailed Map



Lands to be rezoned from a Commercial-10 (C10) Zone to a Commercial-10 Exception 2 (C10-2) Zone

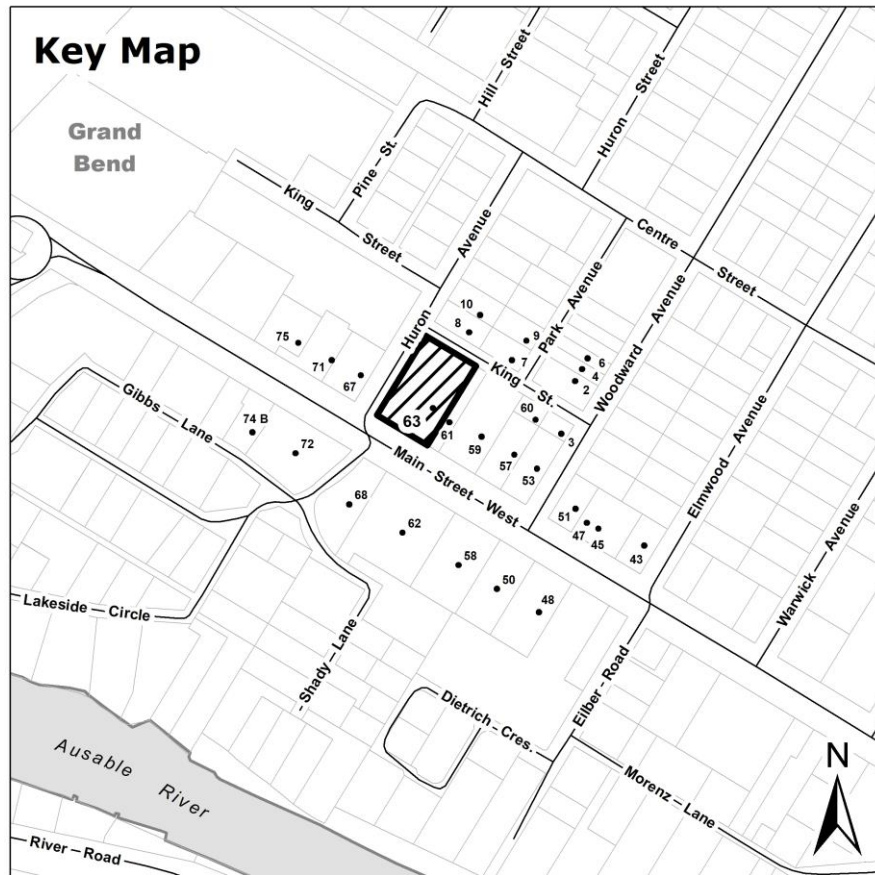
APPLICANT: 2783822 Ontario Inc. (Agent: Zelinka Priamo c/o Katelyn Crowley)
LOCATION: PLAN 24 LOT 382 LOT 393
63 Main Street, Grand Bend, Lambton Shores
FILE: ZO-12/2022

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 74 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 63 Main St, Grand Bend, by changing the existing Commercial-10 (C10) Zone to a new Commercial-10 Exception 2 Zone. The By-law also adds provisions to the C10 Special Provisions of the By-law for the new C10-2 Zone allowing 0m rear and exterior side yards and allowing certain features that may exceed the existing 10m height restriction up to a maximum height of 12.5m. The amendments permit the erection of a mixed use building on the property with commercial space and parking on the main level, residential apartments on the second and third floors, and an amenity area, stairwells, mechanical room, etc. on the roof. A number of structures, architectural features, and mechanical equipment would exceed the C10 Zone's 10m height limit.



SUBJECT PROPERTY

APPLICANT:	2783822 Ontario Inc. (Agent: Zelinka Priamo c/o Katelyn Crowley)
LOCATION:	PLAN 24 LOT 382 LOT 393 63 Main Street, Grand Bend, Lambton Shores
FILE:	ZO-12/2022