

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 88 OF 2023

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003
FOR LANDS KNOWN AS 125 KING ST, THEDFORD (BREBNER)**

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 December 19, 2023 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 **"Residential-1 (R1) Zone"**

to the

"Exception 17 to the "Residential-1 (R1) Zone".

3. Section 7.3 *Special Provisions* of Zoning By-law 1 of 2003 is hereby amended by adding the following subsection:

q) Exception 17 to the Residential – 1 Zone

Notwithstanding any other provision of this By-law to the contrary, on lands zoned Exception 17 to the Residential-1 (R1-17) Zone on Schedule "A-7" to this By-law and known Municipally as 125 King St, Thedford, the following provisions shall apply:

- i) In addition to the Uses Permitted in the R1 Zone under Section 7.1, a Day Nursery and Uses Accessory thereto shall also be Permitted in the R1-17 Zone.
- ii) A Day Nursery shall be subject to the site regulations in Section 7.2 that apply to a Single Detached Dwelling.
- iii) The existing situation of Parking Spaces encroaching partially on the boulevard of the Sherrard Street Street Allowance shall be Permitted to continue. Such permission applies only as long as the lands continue to be used as a Day

Nursesey and is subject to the Parking Spaces being maintained by the Owner in a condition and location satisfactory to the Municipality.

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 19th day of December, 2023.

Mayor

Clerk

Municipality of Lambton Shores

SCHEDULE "A"

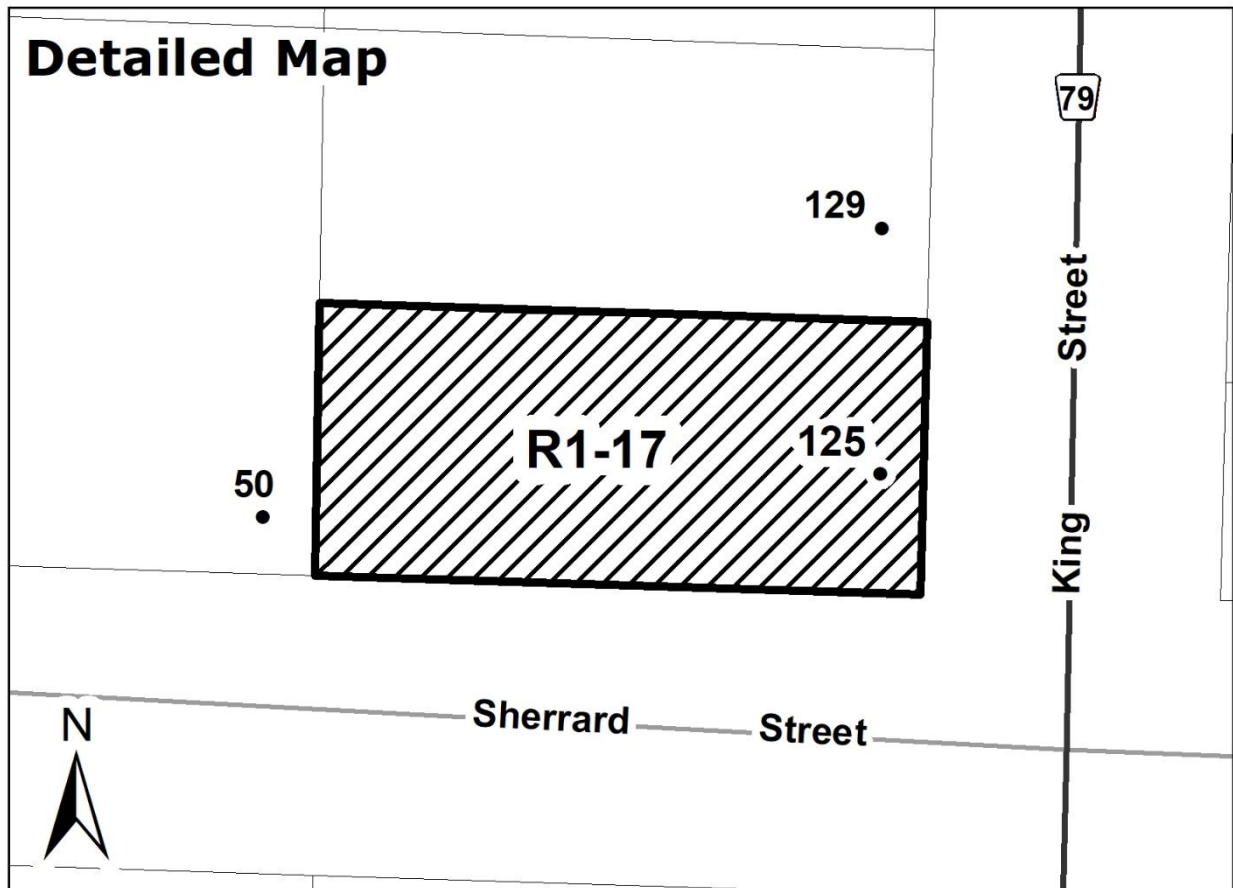
to By-Law No. 88-2023

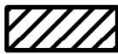
Dated this 19th day of December, 2023

Signed: _____
Doug Cook, Mayor

Stephanie Troyer-Boyd, Clerk

Detailed Map



 Lands to be rezoned from a Residential-1 (R1) Zone to a Residential-1 Exception 17 (R1-17) Zone

APPLICANT: Adam George Brebner

LOCATION: Plan 3 Lot 10
125 King Street, Thedford, Lambton Shores

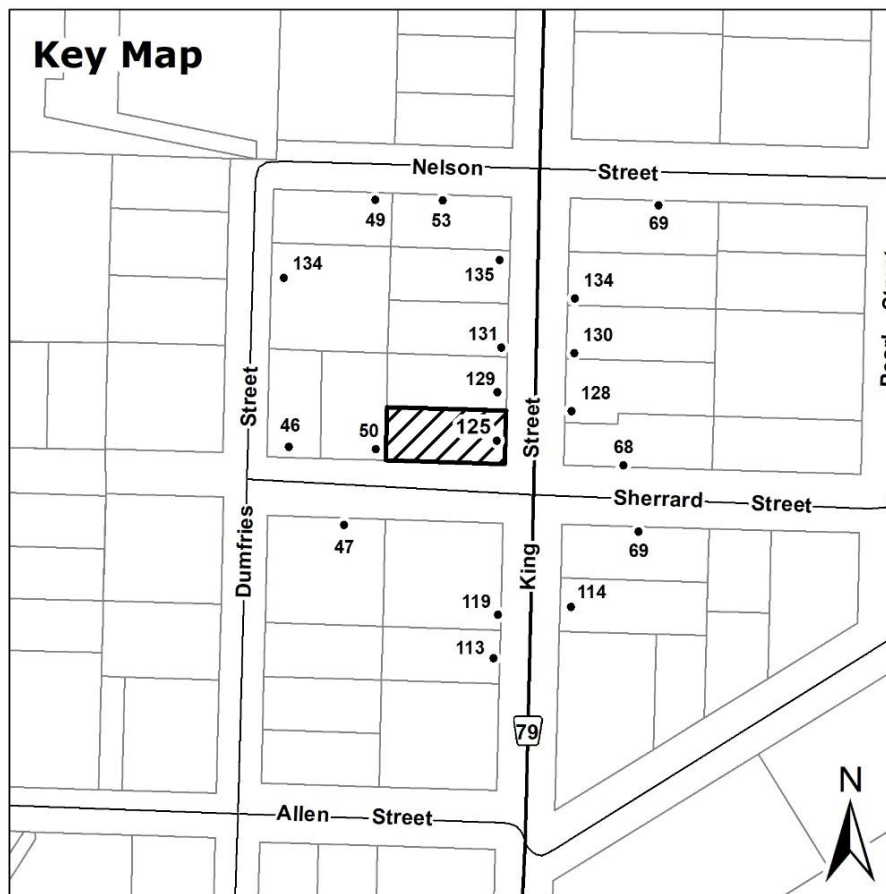
FILE: ZO-12/2023

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 88 OF 2023

Explanatory Note

The purpose of this zoning by-law amendment is to amend Zoning By-law 1 of 2003 as it affects parcels of land known as 125 King St, Thedford. First, the amendment would change the lands from the current Residential-1 (R1) Zone to a new Residential-1.17 (R1-17) Zone Exception. Second, the amendment would add a section to Section 7.3 establishing provisions for this new zone, which would permit a day nursery, clarify that a day nursery is subject to the same site regulations in the R1 Zone as apply to a singled detached dwelling, and grant permission for parking to partially encroach on the Sherrard St boulevard for a day nursery.



SUBJECT PROPERTY

APPLICANT:	Adam George Brebner
LOCATION:	Plan 3 Lot 10 125 King Street, Thedford, Lambton Shores
FILE:	ZO-12/2023