

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW 30 OF 2024

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003 FOR LANDS KNOWN AS 8545
RAWLINGS ROAD (RON VANOS)**

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 9, 2024 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:

“Agricultural-1 (A1) Zone”

to the

“Agricultural-1 Exception 87 (A1-87) Zone”, and “Agricultural-1 (A1) Zone”

3. Section 5.3 of Zoning By-law 1 of 2003, A1 Zone Special Provisions, is hereby amended by adding the following subsection:

jjjj) Exception 87 to the Agricultural – 1 Zone

Notwithstanding any other provisions of this By-law to the contrary, on lands zoned Exception 87 to the Agricultural-1 (A1-87) Zone on Schedule “A” to this By-law, and described as Concession 14, Lot 14, Municipality of Lambton Shores, no Dwelling Unit of any kind shall be Permitted.

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 9th day of April, 2024.

Mayor

Clerk

Municipality of Lambton Shores

SCHEDULE "A"

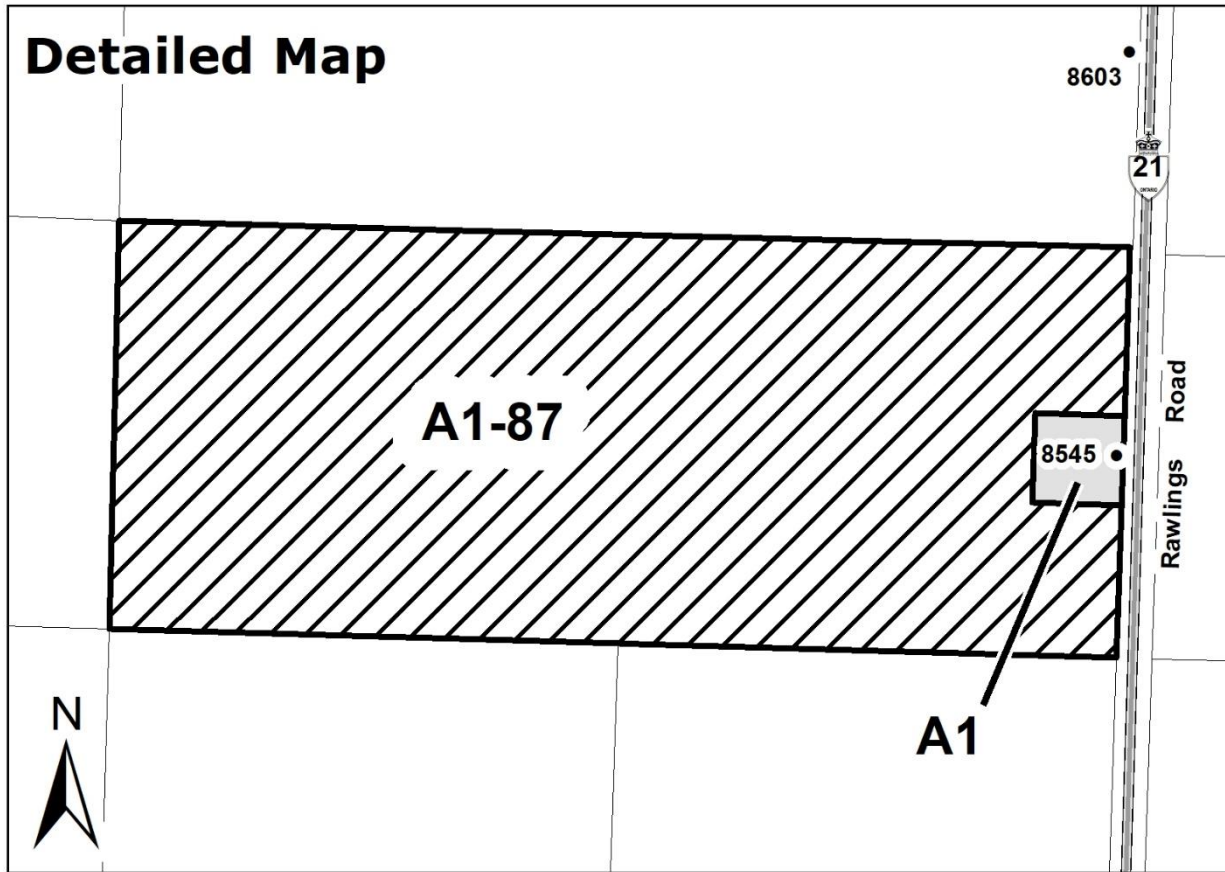
to By-Law No. 30-2024

Dated this 9th day of April, 2024

Signed: _____
Doug Cook, Mayor

Stephanie Troyer-Boyd, Clerk

Detailed Map



Lands to be rezoned from an Agricultural-1 (A1) Zone
to an Agricultural-1 Exception 87 (A1-87) Zone

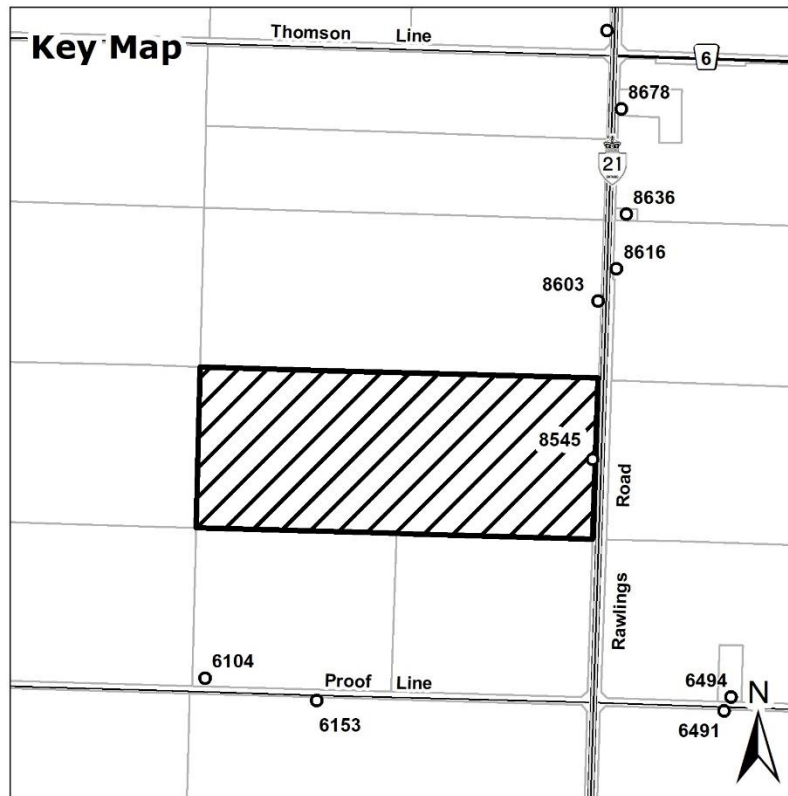
APPLICANT: Ron Vanos
LOCATION: CON 14 LOT 14
8545 Rawlings Road, Forest, Lambton Shores
FILE: ZO-05/2024

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

ZONING BY-LAW 30 OF 2024

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 a lot described as Concession 14, Lot 14, known municipally as 8545 Rawlings Road, Lambton Shores. The applicant has received consent (file: B-03/2024) to sever a surplus farm dwelling from the property and the zoning amendment implements conditions of approval of said consent. The rezoning establishes a new site specific A1-87 Zone on the remnant farm with site-specific provisions prohibiting a dwelling unit of any kind. The severed lot containing a surplus farm dwelling would remain in the Agricultural-1 (A1) Zone which will allow a single detached dwelling for residential use. The key map shows more particularly the lands affected.



 SUBJECT PROPERTY