

**THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES**

**BY-LAW 31 OF 2024**

**BEING A BY-LAW TO AMEND BY-LAW 1 OF 2003  
FOR LANDS KNOWN AS 2 ALLEN ST, THEDFORD (KARL AND JUNE ELLIOTT)**

**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 January 16, 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 "Agriculture-1 (A1) Zone" and the "Environmental Protection – Woodlot (EP-WD) Zone"**

to

**the "Exception 86 to the Agriculture-1 (A1-86) Zone and the "Environmental Protection – Woodlot (EP-WD) Zone".**

3. Section 5.5 *Special Provisions* of Zoning By-law 1 of 2003 is hereby amended by adding the following subsection:

**hhh) Exception 86 to the Agriculture – 1 (A1-86) Zone**

Notwithstanding any other provision of this By-law to the contrary, on lands zoned Exception 86 to the Agriculture-1 (A1-86) Zone on Schedule "A" to this By-law, being lands known as 2 Allen St, Thedford, a second Farm Dwelling shall be Permitted in addition to the one (1) Farm Dwelling Permitted by Section 5.1 a) of the By-law. In all other respects the provisions of the A1 Zone shall apply.

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.

this

**READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED** 9<sup>th</sup> day of April, 2024.

---

Mayor

---

Clerk

Municipality of Lambton Shores

SCHEDULE "A"

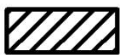
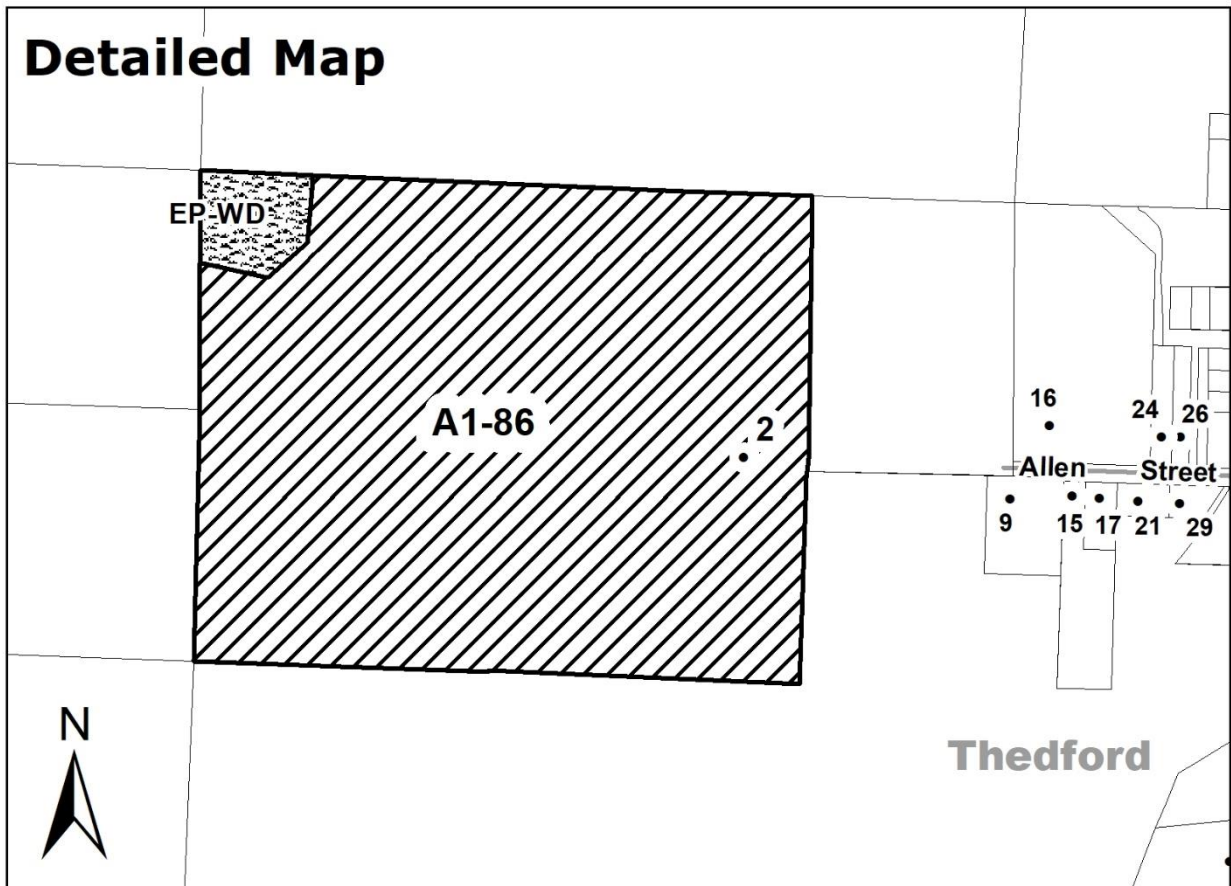
to By-Law No. 31-2024

Dated this 9<sup>th</sup> 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 86 (A1-86) Zone

APPLICANT: Karl and June Elliott

LOCATION: BOSANQUET CON 4 PT LOT 20  
2 Allen Street, Thedford, Lambton Shores

FILE: ZO-01/2024

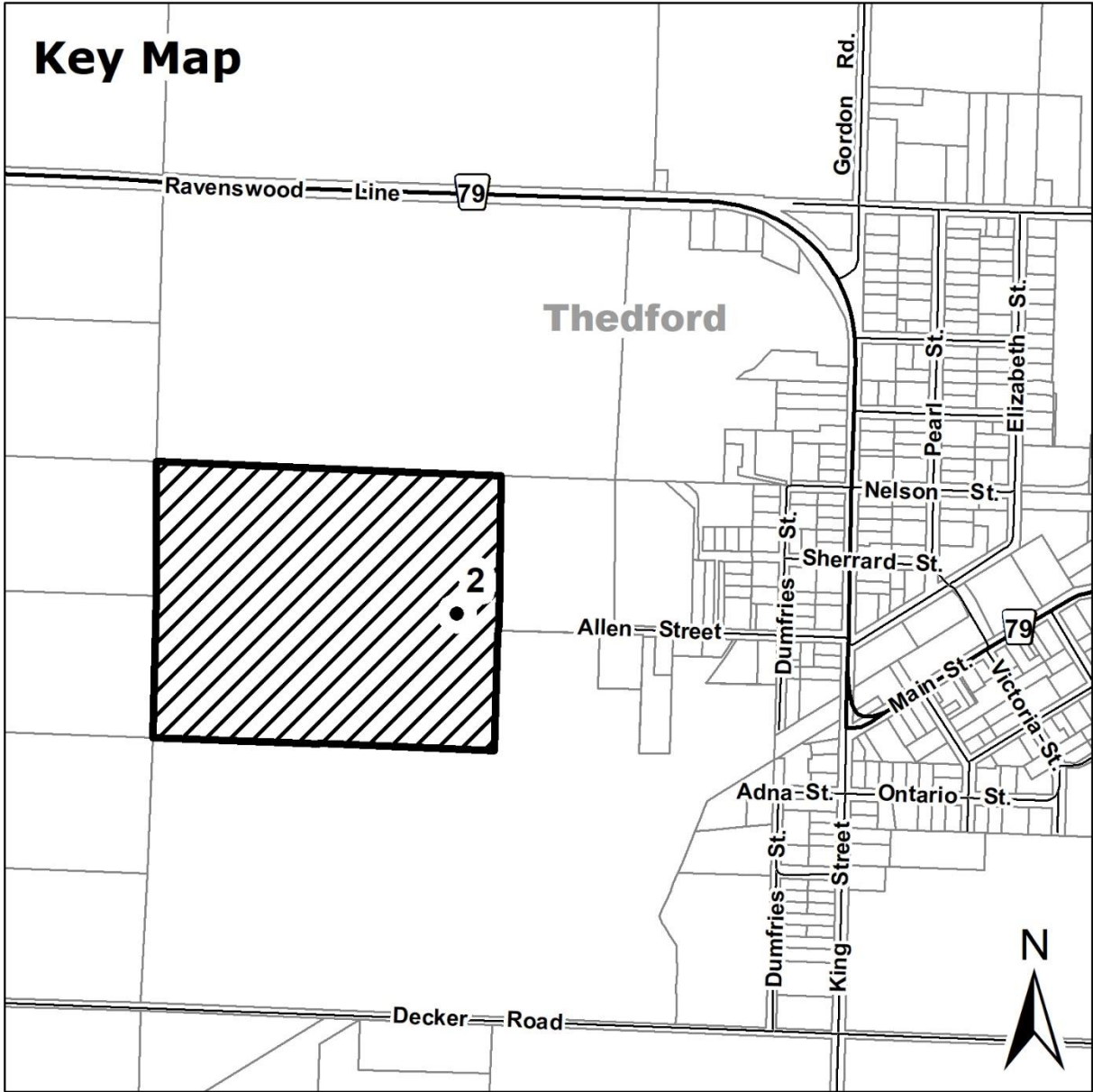
# THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

## ZONING BY-LAW 31 OF 2024

### 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 2 Allen St, Thedford, by changing the zone designation applying to the lands from the standard “Agriculture-1 (A1) Zone” to a new “Exception 86 to the Agriculture-1 (A1-86) Zone”. The amendment would also add text to the Zoning By-law specifying that the new A1-86 Zone would permit a second farm dwelling in addition to the one farm dwelling permitted by Section 5.1 a) of the A1 Zone’s permitted uses. In all other respects, the provisions of the standard A1 Zone would continue to apply. The woodlot in the northwest corner of the property is zoned “Environmental Protection – Woodlot (EP-WD) Zone” and will continue to be identified by this Zone designation, however the amendment does correct the boundary between the A1-86 and EP-WD Zone to match the actual location of the woodlot.

In this respect, the applicants entered into a temporary use agreement with the Municipality on February 1, 2022, which granted the applicants temporary relief from the noted one farm dwelling limit. The Municipality permitted the applicants to retain and occupy an existing dwelling during construction of a new dwelling, and the applicant agreed to remove the existing dwelling upon completion of the new dwelling. The zoning by-law amendment now permits the applicant to retain both the new and the existing dwelling. The key map shows more particularly the lands effected.



**SUBJECT PROPERTY**

APPLICANT:	Karl and June Elliott
LOCATION:	BOSANQUET CON 4 PT LOT 20 2 Allen Street, Thedford, Lambton Shores
FILE:	ZO-01/2024