

# THE MUNICIPALITY OF LAMBTON SHORES

**Report PL 08-2023**

**Council Meeting Date: April 9, 2024**

**TO:** Mayor Cook and Members of Council

**FROM:** Ken Bulgin, Planner

**RE:** ZBA ZO-05/2024 - 8545 Rawlings Road – Ron Vanos

**RECOMMENDATION:**

**THAT** Report PL 08-2024, relating to a Zoning By-Law Amendment Application, submitted by Ron Vanos be received;

**THAT** Zoning By-Law Amendment Application ZO-05/2024 submitted by Ron Vanos requesting an amendment to Zoning By-Law 1 of 2003 to prohibit a dwelling of any kind on the retained lands of a surplus farm dwelling severance at 8545 Rawlings Road, be approved; and

**THAT** By-Law 30 of 2024 be approved.

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**SUMMARY**

This report relates to the Zoning Amendment Application submitted by Ron Vanos affecting the lands known as 8545 Rawlings Road (Attachment 1 – Location Map).

The applicant seeks to amend Zoning By-law 1 of 2003 by changing the zone designation on a portion of a farm parcel in connection with consent application (B-03/2024) to sever a residential lot containing a surplus farm dwelling. The consent has now been approved and the anticipated conditions have been imposed. To satisfy conditions, the proposed site-specific rezoning would prohibit a dwelling of any kind on the retained portion of the farm parcel (Attachment 2 – Detailed Map).

**BACKGROUND**

***Planning Documents***

In the Lambton Shores Official Plan, the subject lands are designated “Agricultural” and include a Significant Woodlot on portions of the property. These lands include a “General Regulation Area” designation, representing an area regulated by the Ausable Bayfield Conservation Authority and associated with the Wadsworth Drain that runs north-south through the middle of the property. In Zoning By-law 1 of 2003, the property is Zoned “Agricultural – 1 (A1)”.

**Consent Application**

On March 27, 2024 Committee approved application (B-03/2024) to sever a residential lot containing a surplus farm dwelling on the lands at 8545 Rawlings Road subject to conditions that include:

*“That the applicant apply for and obtain a zoning amendment with respect to the retained farm parcel and provincial policy requirements to prohibit a dwelling ...”*

Planning Staff produced Report COA 03-2024 for Committee respecting the Consent application. The report is attached to this report for Council’s reference. It addresses relevant Provincial Policy, Official Plan and Zoning designations, Regulation Area designation and natural heritage features, and other planning considerations and policies.

**DISCUSSION**

***Prohibiting a House***

A condition of severance for a surplus farm dwelling B-03/2024 approved on March 27, 2024 and as stipulated by the Lambton Shores Official Plan and Provincial Policy Statement 2020, requires that no new residential dwellings be permitted on the retained farm parcel. The present zoning application has been submitted in order to fulfill this requirement

***Draft Amending By-law***

Staff has prepared a Draft amending By-law included in the By-laws section of Council’s agenda. The By-law, as drafted, would:

1. Establish a new Agricultural-1 Exception 87 (A1-87) Zone and add site-specific provisions for the A1-87 Zone to the text of the By-law including:
  - Prohibit a dwelling on the retained lot;
2. Rezone the retained farm parcel to the new A1-87 Zone.

***Planning Opinion***

Based on the foregoing it is Staff’s opinion that the proposed rezoning in support of severing a residential lot containing a surplus farm dwelling is consistent with the *Planning Act* and the Official Plan. Staff has no objection to approval of the application and adoption of the amending By-law as presented in the By-laws section of the Council’s agenda.

## **ALTERNATIVES TO CONSIDER**

None at this time.

## **RECOMMENDED ACTIONS**

That Council:

- Receive Report PL 08-2024;
- Approve ZBA Application ZO-05/2024 with use of the Agricultural-1 Exception 87 (A1- 87) Zone; and
- Approve the implementing By-Law

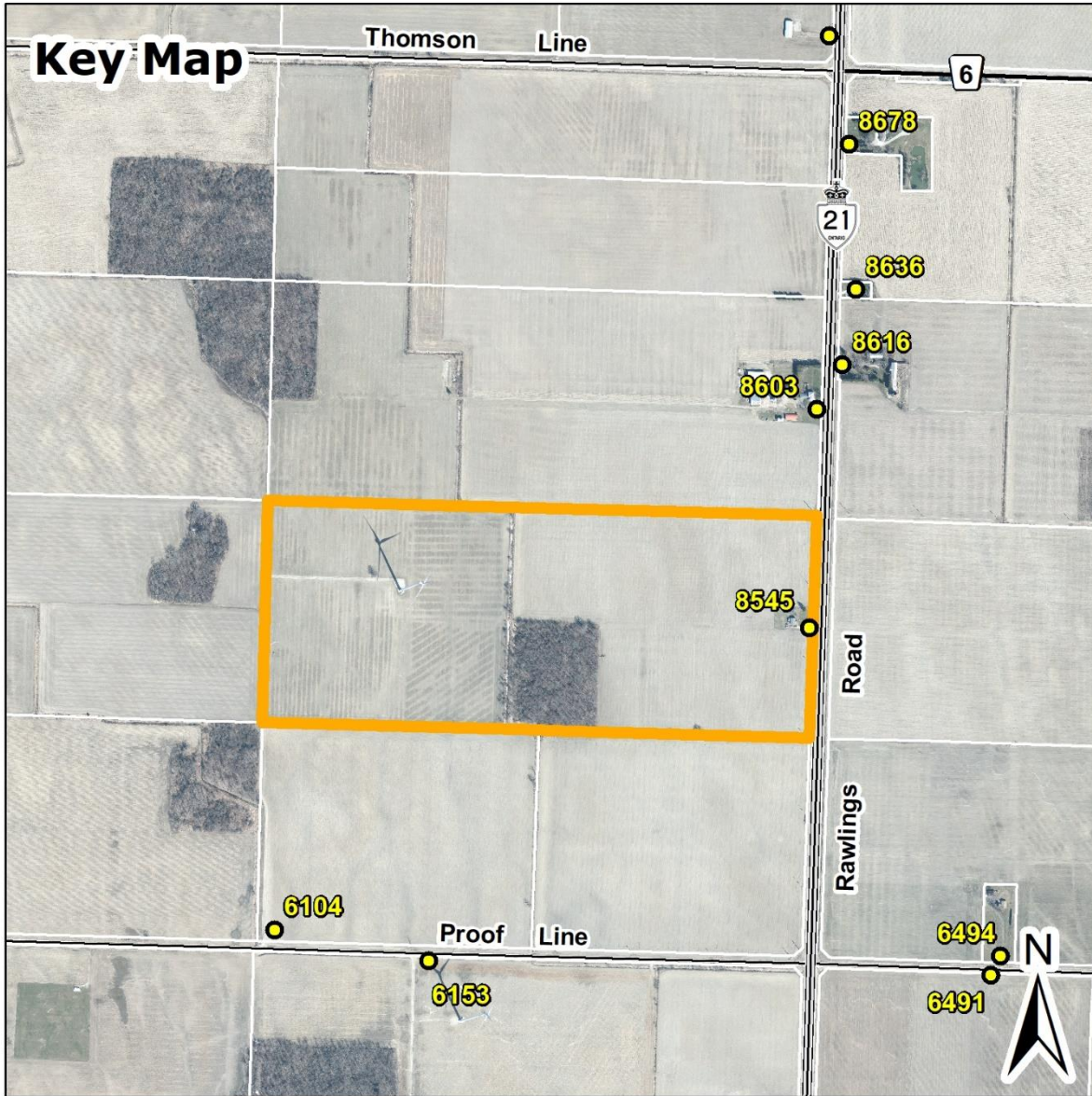
## **FINANCIAL IMPACT**

The applicant has paid the Municipality a \$1300 application fee.

## **CONSULTATION**

Ministry of Transportation  
The applicant (owner)

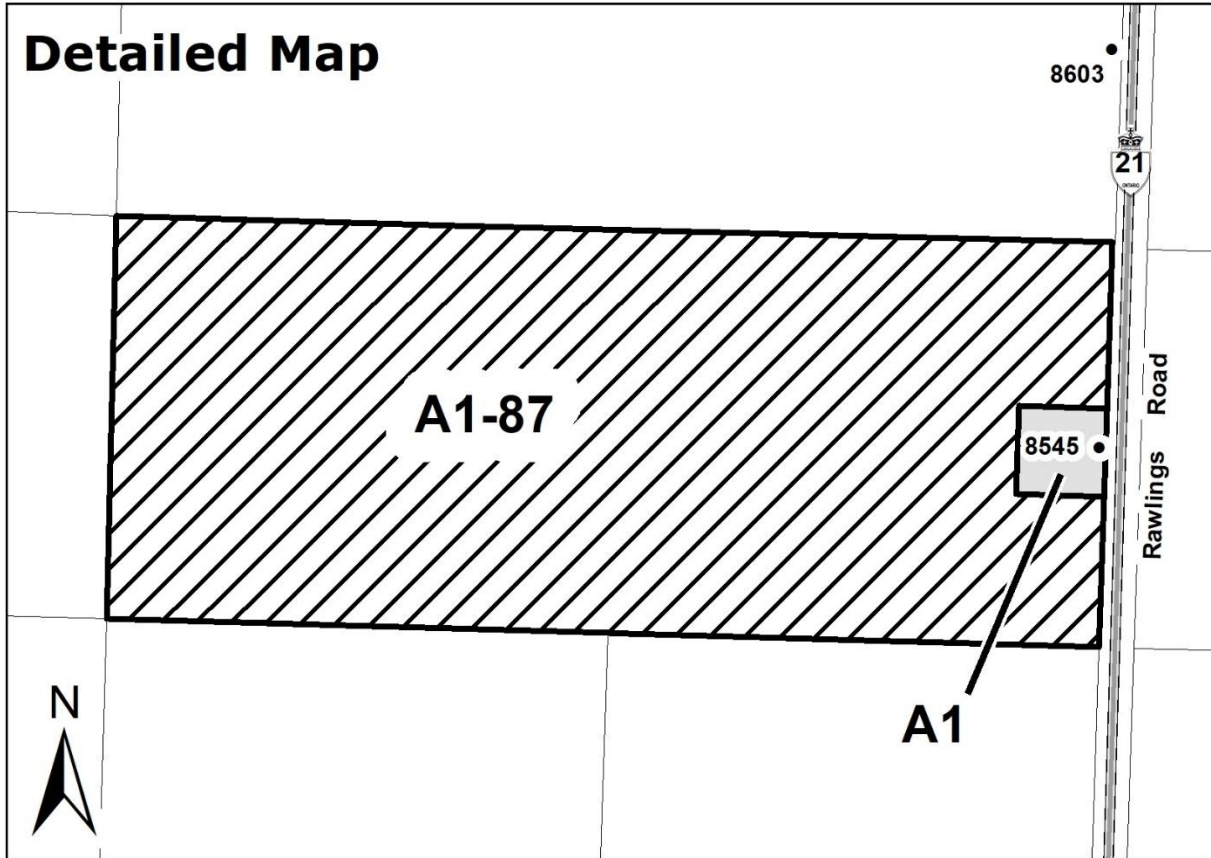
**ATTACHMENT 1: LOCATION MAP**




 **SUBJECT PROPERTY**

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

**ATTACHMENT 2: DETAILED MAP (ZONE BOUNDARIES)**



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