

# Municipality of Lakeshore

## By-law 74-2022

### Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-9-2022)

**Whereas** By-law 2-2012 is the Municipality's comprehensive zoning by-law regulating the use of lands and the character, location and use of buildings and structures within the Municipality of Lakeshore;

**And whereas** the Council of the Municipality of Lakeshore deems it expedient and in the interest of good planning to amend By-law 2-2012;

**And whereas** this amendment is in conformity with the Lakeshore Official Plan;

**Now therefore the Council of the Municipality of Lakeshore enacts as follows:**

1. Schedule "A", Map 33 to By-law 2-2012, is amended as follows:

- a) the zoning classification on a portion of land legally described as Lots 12-13, Plan 1411, Belle River; Lakeshore, being all of the Property Identifier Number 75046-0091(LT), which is shown for reference only in Schedule "A" to this by-law, is changed from "RW2, Residential Waterfront – Lake St. Clair" to "RW2-14, Residential Waterfront – Lake St. Clair Zone Exception 14".

2. Section 9.6, Residential Waterfront – Lake St. Clair (RW2) Zone Exceptions is amended by adding Subsection 9.6.14 to immediately follow Subsection 9.6.13 and to read as follows:

"9.6.14    Residential Waterfront – Lake St. Clair Zone Exception 14 (RW2-14) (Map 33)

- a) Permitted Uses: An existing *dwelling* converted to an *accessory building* shall be an additional permitted use.
- b) Other Provisions: The following provisions shall apply to an existing *dwelling* converted to an *accessory building*:
  - i)        Notwithstanding Section 6.5 a) ix) the maximum gross floor area is 255 m<sup>2</sup>
  - ii)       Notwithstanding Section 6.5 a) xi) the maximum *height* is 6.19 metres

- iii) Other than *accessory structures* that already exist on the *lot*, no additional *accessory structures* are permitted if the *building* exists on the *lot*
- iv) The *building* shall not be used as a *dwelling* or contain a *dwelling unit*

3. This by-law shall come into force in accordance with section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

Read and passed in open session August 9, 2022.

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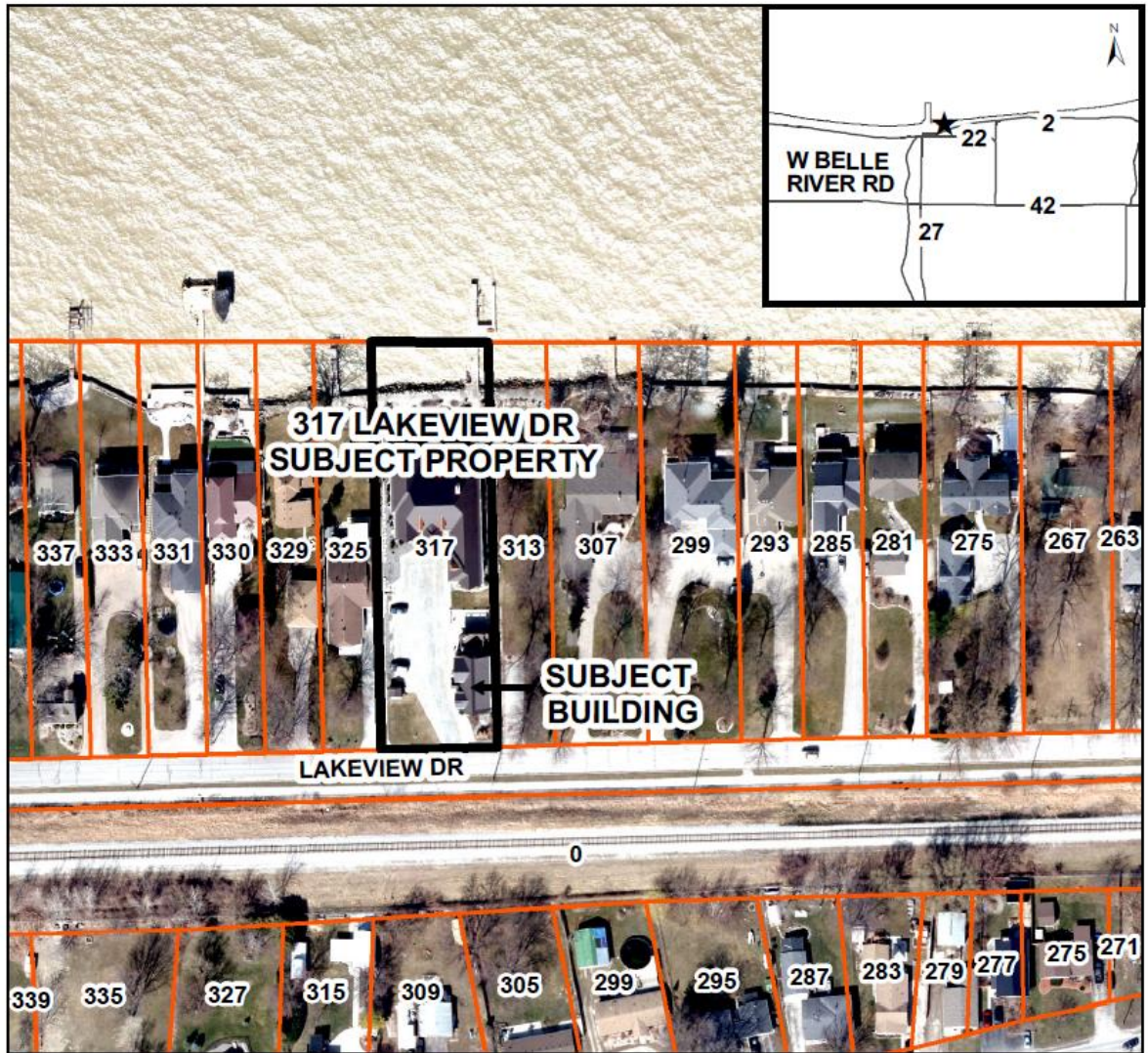
**Mayor  
Tom Bain**

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**Clerk  
Kristen Newman**

**Schedule “A”  
to By-law 74-2022**

Lots 12-13, Plan 1411, Belle River; Lakeshore, being all of the Property Identifier Number 75046-0091(LT)



“RW2, Residential Waterfront – Lake St. Clair” to “RW2-14, Residential Waterfront – Lake St. Clair Zone Exception 14”