

Municipality of Lakeshore

By-law 4-2024

Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-15-2023)

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 best interest of proper planning to further 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 70 to By-law 2-2012 is amended by changing the zoning classification of the retained land resulting from a severance of the property municipally known as 1368 Rochester Townline Road, legally described as Part of the South half of Lot 1, Concession 4, Tilbury; Part of Lot 2 Concession 4, Tilbury as in R1321296, save and except Part of Lot 1 Concession 4, designated as Parts 1, 2, 3 and 4 on Plan 12R29514; Lakeshore, being part of the Property Identifier Number 75064-0017(LT); shown hatched on Schedule "A" attached to and forming part of this by-law, to rezone the retained land to Agriculture Zone Exception 115 (A-115).
2. Schedule "A", Map 70 to By-law 2-2012 is amended by changing the zoning classification of the lands severed from 1368 Rochester Townline Road, legally described as Part of Lot 1, Concession 4, Tilbury, designated as Parts 3 and 4 on Plan 12R29514, being part of the Property Identifier Number 75064-0017(LT); as identified as the north surplus lot on Schedule "A" attached to and forming part of this by-law, to rezone the north surplus lot to Agriculture Zone Exception 116 (A-116).
3. Section 9.20, Agriculture (A) Zone Exceptions is amended by adding Subsection 9.20.115 and 9.20.116 to immediately follow Subsection 9.20.114 and to read as follows:

"9.20.115 Agriculture Zone Exception 115 (A-115) as shown on Map 70, Schedule "A" of this By-law.

- a) Permitted Uses: Notwithstanding Section 7, Table 7.1 or any other provision of this by-law to the contrary, a single unit dwelling shall be prohibited. All other uses are permitted.
- b) Permitted Buildings and Structures: Notwithstanding Section 7 or any other provisions of this by-law to the contrary, a single unit dwelling shall be prohibited. Buildings and structures for the permitted uses are permitted.

9.20.116 Agriculture Zone Exception 116 (A-116) as shown on Map 70, Schedule "A" of this By-law.

- a) Zone Regulations: Notwithstanding Subsection 6.5 a) vii), Accessory Uses, Buildings and Structures within the General Provisions of this By-law, an existing *accessory building* shall be located a minimum of 1.18 metres from the *rear lot line*."

4. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

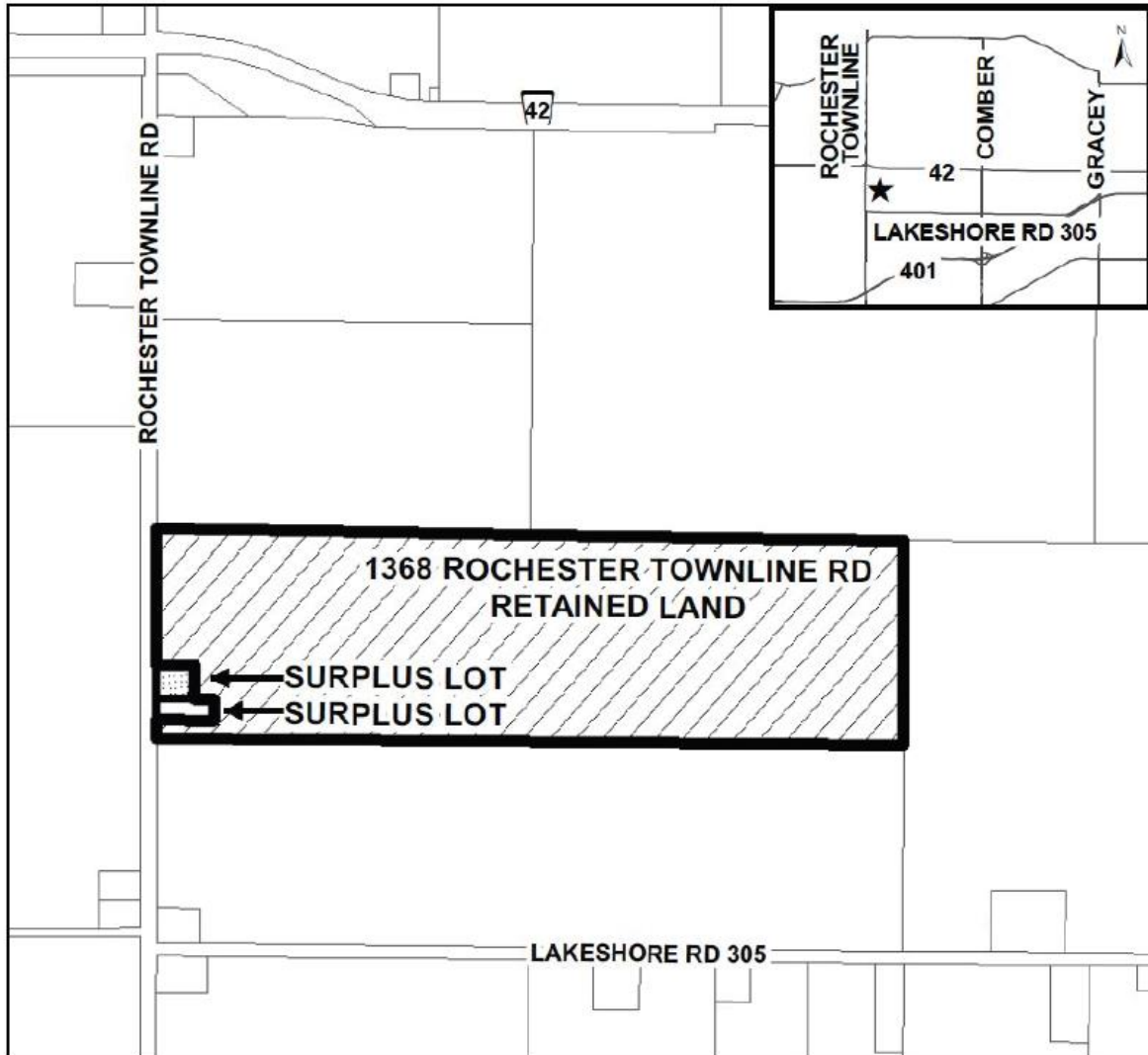
Read and passed in open session on January 30, 2024.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

Schedule "A" to By-law 4-2024

Part of the South half of Lot 1, Concession 4, Tilbury; Part of Lot 2 Concession 4, Tilbury as in R1321296; Lakeshore, being all of the Property Identifier Number 75064-0017(LT)



Amend from "Agriculture (A)" to "Agriculture Zone Exception 115 (A-115)".



Amend from "Agriculture (A)" to "Agriculture Zone Exception 116 (A-116)".

Report Approval Details

Document Title:	By-law 4-2024 for ZBA-15-2023.docx
Attachments:	
Final Approval Date:	Jan 24, 2024

This report and all of its attachments were approved and signed as outlined below:

Sahar Jamshidi - Jan 18, 2024 - 5:33 PM

Tammie Ryall - Jan 22, 2024 - 12:17 PM

Brianna Coughlin - Jan 24, 2024 - 3:24 PM