

Municipality of Lakeshore

By-law 19-2024

Being a By-law to amend By-law 2-2012, Housekeeping Amendment of the Zoning By-law for the Municipality of Lakeshore (ZBA-01-2024)

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. Section 4.0 Definitions, Item 70 f): "DWELLING, SECONDARY FARM" is replaced with the following definition:

DWELLING, SECONDARY FARM – shall mean a *dwelling* that is used for housing of full-time farm labour and their families.

2. The following definition for "SEASONAL FARM ACCOMMODATION" is inserted in consecutive order of Section 4.0 Definitions:

SEASONAL FARM ACCOMMODATION – shall mean a *dwelling* that is used for temporary housing of seasonal farm labour and their families and may include a *bunkhouse* or *mobile home*.

3. The following definition for "BUNKHOUSE" is inserted in consecutive order of Section 4.0 Definitions:

BUNKHOUSE – shall mean a *building* used for the accommodation of seasonal farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the bunkhouse is located on a farm.

4. Section 6.0 General Provisions, 'Section 6.49 Secondary Farm Dwelling' is repealed in its entirety and replaced with the following:

6.49 Secondary Farm Dwellings

6.49.1 The following provisions shall apply to a *secondary farm dwelling*, where it is permitted by this By-law:

- a) a *secondary farm dwelling* shall only be permitted where the size and nature of the agricultural operation requires additional employment, and the *secondary farm dwelling* shall only be used for full time farm help;
- b) the *secondary farm dwelling* shall be located on the same *lot* and *accessory* to the *main dwelling*;
- c) servicing shall be provided to the satisfaction of the appropriate approval authority;
- d) a *consent* for land division for a *secondary farm dwelling* shall not be permitted; and
- e) a *secondary farm dwelling* may not include the use of *bunkhouses* or *mobile homes*.

6.49.2 The following provisions shall apply to a *seasonal farm accommodation*, where it is permitted by this By-law:

- a) a *seasonal farm accommodation* shall only be permitted where the size and nature of the agricultural operation requires additional employment, and the *seasonal farm accommodation* shall only be used for farm help;
- b) the *seasonal farm accommodation* shall be located on the same *lot* and *accessory* to the *agricultural use*;
- c) servicing shall be provided to the satisfaction of the appropriate approval authority;
- d) a *consent* for land division for a *seasonal farm accommodation* shall not be permitted; and
- e) a *seasonal farm accommodation* may include the use of *bunkhouses* or *mobile homes*.

5. Section 7.0 Permitted Uses, 'Section 7.1 – Permitted Uses Table' is amended by adding the term seasonal farm accommodation under (b) Agricultural and Rural Uses and it shall be permitted in the 'Agriculture (A)' Zone by way of a dot placed in the zone column.

6. Section 9.0 Agriculture Zone Regulations, the Zone Regulations table is amended by inserting the following row between Minimum Lot Area and Maximum Lot Area:

Minimum Lot Area for <i>Secondary Farm Dwelling</i>	40.0 ha	
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7. This by-law shall come into force and take effect in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P. 13.

Read and passed in open session on February 6, 2024.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**