

# Municipality of Lakeshore

## By-law 47-2024

### Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-03-2024)

**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. Schedule "A", Map 71 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 9141 Lakeshore Rd. 305, legally described as Part of Lot 9, Concession 5, Tilbury, designated as Part 1 on 12R2728, save and except Part 1 on Plan 12R29538, being part of the Property Identifier Number 75063-0043(LT); shown hatched on Schedule "A" attached to and forming part of this by-law, to rezone the retained farmland to Agriculture Zone Exception 119 (A-119).

2. Section 9.20, Agriculture (A) Zone Exceptions is amended by adding Subsection 9.20.119 to immediately follow Subsection 9.20.118 and to read as follows:

"9.20.119 Agriculture Zone Exception 119 (A-119) as shown on Map 71, 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.
- c) Zone Regulations: Notwithstanding Section 8.9 of this By-law to the contrary, the Minimum Lot Area shall be 9.3 hectares and the Minimum Lot Frontage shall be 38 metres."

3. 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 April 30, 2024.

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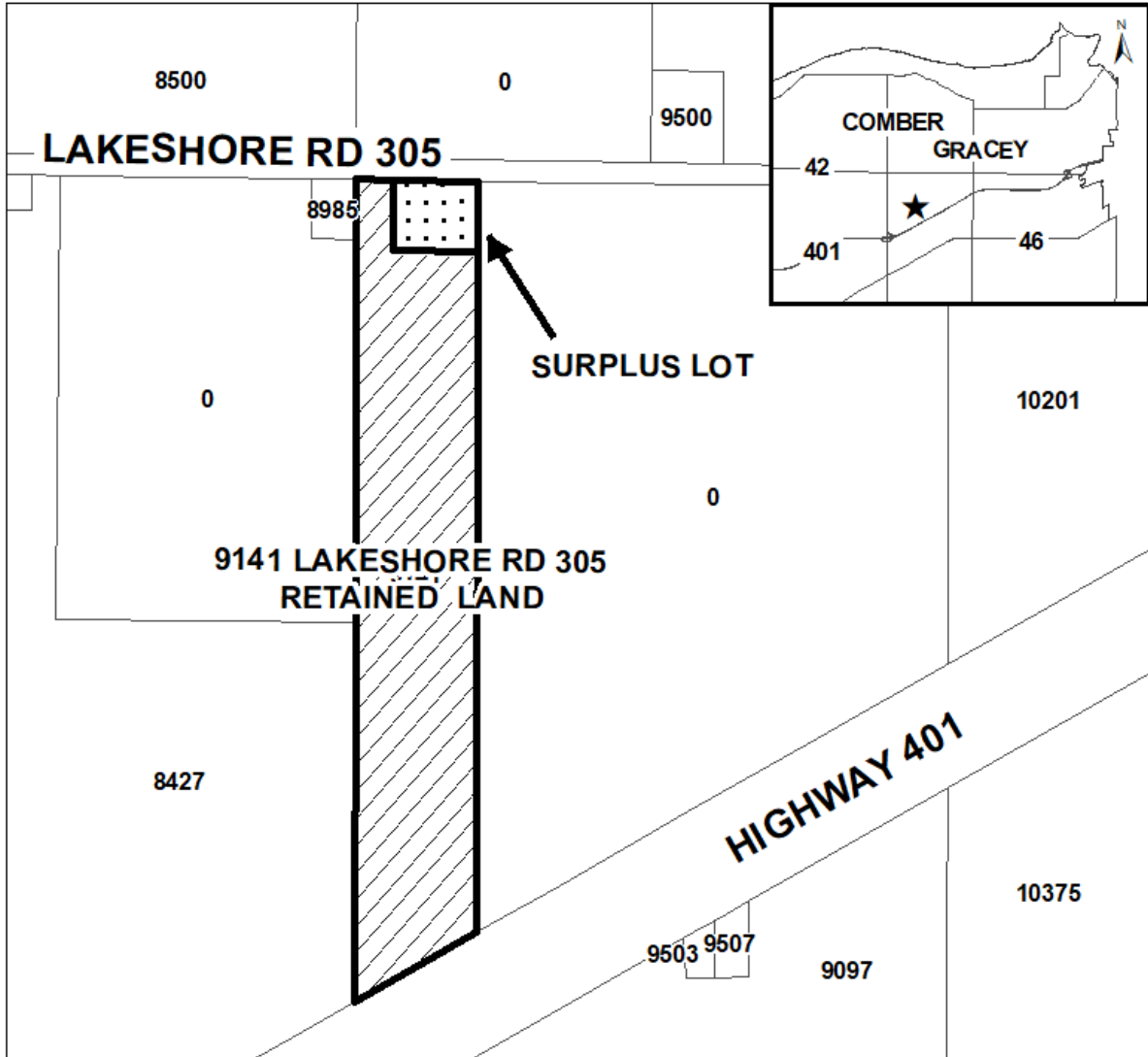
**Mayor  
Tracey Bailey**

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**Clerk  
Brianna Coughlin**

**Schedule "A"  
to By-law 47-2024**

Part of Lot 9, Concession 5, Tilbury, designated as Part 1 on 12R2728, save and except Part 1 on Plan 12R29538, being part of the Property Identifier Number 75063-0043(LT)



 Amend from "Agriculture (A)" to "Agriculture Zone Exception 119 (A-119)".