

Municipality of Lakeshore

By-law 57-2024

Being a By-law to amend By-Law 2-2012, Housekeeping Amendment of the Zoning By-law for the Municipality of Lakeshore (ZBA-08-2024)

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, the following definition for "BOARDING, LODGING AND ROOMING HOUSE" is inserted in consecutive order of Section 4.0:

BOARDING, LODGING, AND ROOMING HOUSE – shall mean a building, or part thereof, that contains one or more units where units and/or associated bedrooms are rented or provided to individuals for a period of twenty-eight (28) days or more. Residents of boarding, lodging, and rooming houses share bathroom and/or kitchen facilities, and occupants may be unrelated. This shall not include a hotel, hospital, home for the young or the aged or institution if the hotel, hospital, home or institution is licensed, approved or supervised under any general or special Act.

2. Section 4.0 Definitions, Item 70.b: "DWELLING, CONVERTED" is replaced with the following definition:

DWELLING, CONVERTED – shall mean a lawfully existing single detached dwelling which within the interior has been altered to contain no more than three (3) dwelling units.

3. Section 4.0 Definitions, the following definition for "DWELLING, TWO-UNIT" is inserted in consecutive order of Section 4.0:

DWELLING, TWO-UNIT – shall mean a building that is divided into two (2) separate dwelling units, each with an entrance that is either independent or through a common vestibule but is not a semi-detached dwelling.

4. Section 4.0, Definitions, the following definition for “LIBRARY” is inserted in consecutive order of Section 4.0:

LIBRARY – shall mean the use of any lot or building for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for the purposes of study, reference and recreation.

5. Section 4.0, Definitions, the following definition for “PRIVACY SCREEN” is inserted in consecutive order of Section 4.0:

PRIVACY SCREEN – shall mean a decorative wall designed to provide privacy for a patio, deck, balcony, or part of a yard.

6. Section 6.0, General Provisions, Section 6.5 Accessory Uses, Buildings and Structures is amended by adding the following as 6.5.e):

- e) When accessory to an Additional Residential Unit, outdoor free-standing heat pumps, air conditioning units and generators shall be permitted to encroach into the required front yard setback.

7. Section 6.0, General Provisions, Section 6.29 Landscaped Open Space is amended by adding the following as 6.29.d):

- d) No part of any required landscaped open space shall consist of artificial turf.

8. Section 6.0, General Provisions, Section 6.54 Signs and Fences is amended as follows:

- a. The title is deleted and replaced with:

“Signs, Fences and Privacy Screens”

- b. Inserting “a)” before “All signs and Fences shall be in accordance the Town’s Sign and Fence By-laws passed under the authority of the Municipal Act.”

- c. By adding the following as 6.54 b):

- b) In all zones, a *privacy screen* shall be permitted as an accessory structure in accordance with the following provisions.

- i) a *privacy screen* shall not exceed 2.4 m. in height, except in an Agriculture zone;
- ii) a *privacy screen* shall be subject to a minimum setback of 1.5 m. from any lot line.

9. Section 7.0 Permitted Uses, that 'Section 7.1 – Permitted Uses Table' is amended by adding *Apartment building* under (a) Residential Uses and it shall be permitted in the 'Residential – High Density (R3),' 'Central Area (CA)' and 'Mixed Use (MU)' Zones by way of a dot placed in each zone column.
10. Section 7.0 Permitted Uses, that 'Section 7.1 – Permitted Uses Table' is amended by permitting *Office* in the 'General Employment (M1)' Zone by way of placing a dot in the M1 Zone column for *Office* under (d) Employment Uses.
11. 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 June 18, 2024.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**