

Municipality of Lakeshore

By-law 93-2024

Being a By-law to amend By-law 2-2012, the Zoning By-law for the Municipality of Lakeshore (ZBA-14-2024)

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 17 and Map 20 to By-law 2-2012 is amended by changing the zoning classification of the lands municipally known as 1477 County Road 22 and legally described as (i) Part of Lot 1, Concession between River Puce and Belle River, Maidstone, Town of Lakeshore being all of the Property Identifier Numbers 75031-1690(LT) and 75031-1689(LT); and (ii) Part of Lot 1, Concession between River Puce and Belle River, Maidstone, designated as Part 1 on Plan 12R16113; Lakeshore; being all of the Property Identifier Number 75031-0292(LT); located on southeast corner of County Road 22 and Rourke Line Road; shown hatched on Schedule "A" attached to and forming part of this by-law, to Mixed Use Exception 39 Holding Provision 30 (MU-39)(H30).
2. Section 9.15 Mixed Use (MU) Zone Exceptions is amended by adding Subsection 9.15.39 to immediately follow Subsection 9.15.38 and to read as follows:

"9.15.39 Mixed Use Zone Exception 39 Holding Symbol 30 (MU-39(h30)) as shown on Map 17 and 20, Schedule "A" of this By-law

 - a) Semi-detached dwellings shall be an additional permitted use.
 - b) The following Zone Regulations shall apply to an apartment building:
 - i. Maximum Building Height – 24.0 m
 - ii. Maximum Gross Floor Area – 12,500 m²
 - iii. Buffer Strip – 1.5 m
 - iv. All other Zone Regulations for the MU Zone shall apply.

- c) The following Zone Regulations shall apply to semi-detached dwellings and townhouse dwellings:
 - i. Maximum Lot Coverage – 52%
 - ii. All other Zone Regulations for the R2 Zone shall apply.
 - d) No residential uses shall be permitted within the 150.0 m buffer of the future expansion of the Dennis St. Pierre Water Pollution Control plant as shown on Schedule A.
 - e) The holding (h30) symbol shall not be removed until such time as That public engagement take place to the satisfaction of the Municipality and that site plan approval has been granted by the Municipality and a site plan agreement has been entered into, pursuant to the provisions of the Planning Act.”
3. This by-law shall come into force and take effect in accordance with Section 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P. 13.

Read and passed in open session on October 1, 2024.

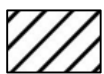
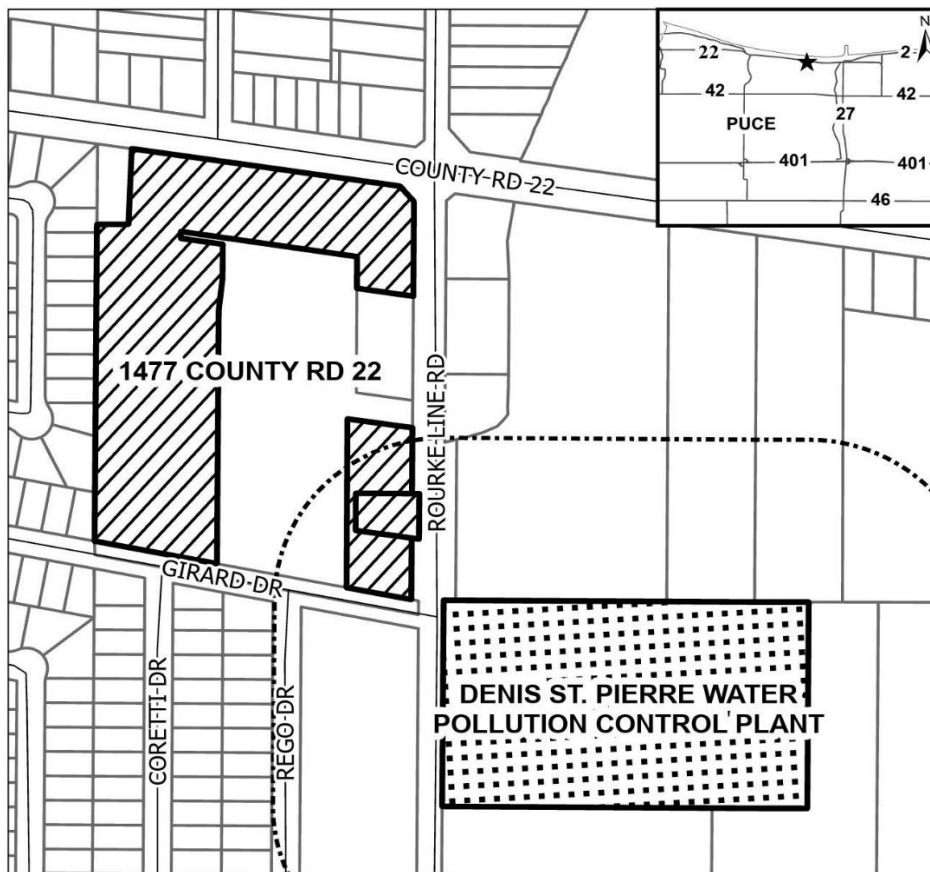
**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

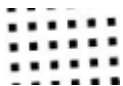
Schedule "A" to By-law 93-2024

Legal description:

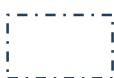
- (i) Part of Lot 1, Concession between River Puce and Belle River, Maidstone, Town of Lakeshore being all of the Property Identifier Numbers 75031-1690(LT) and 75031-1689(LT); and
- (ii) Part of Lot 1, Concession between River Puce and Belle River, Maidstone, designated as Part 1 on Plan 12R16113; Lakeshore; being all of the Property Identifier Number 75031-0292(LT)



Amend from "Residential Type One (R1) Zone (By-law 4170-ZB-94) (R1)" and "Mixed Use Zone Exception 37 with Holding Provision 30 (MU-37 (H30))" to "Mixed Use Exception 39 Holding Provision 30 (MU-39)(H30)".



Denis St. Pierre Water Pollution Control Plant



150 m boundary from the future expansion of the Denis St. Pierre Water Pollution Control Plant

