

Municipality of Lakeshore

By-law 107-2024

Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-17-2024)

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 89 to By-law 2-2012 is amended by changing the zoning classification of the retained farmland resulting from a severance of the property municipally known as 12100 Lakeshore Road 303, legally described as Part of Lot 12, Concession 2, Tilbury, designated as Parts 1 to 3 on Plan 12R-5779, save and except for Part 1 on Plan 12R29856; Lakeshore, being part of the Property Identifier Number 75066-0088(LT), shown hatched on Schedule "A" attached to and forming part of this by-law, to rezone the retained farmland to Agriculture Zone Exception 120 (A-120).
2. Section 9.20, Agriculture (A) Zone Exceptions is amended by adding Subsection 9.20.120 to immediately follow Subsection 9.20.119 and to read as follows:

"9.20.120 Agriculture Zone Exception 120 (A-120) as shown on Map 89, 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 *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 *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 8.1 hectares."

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.

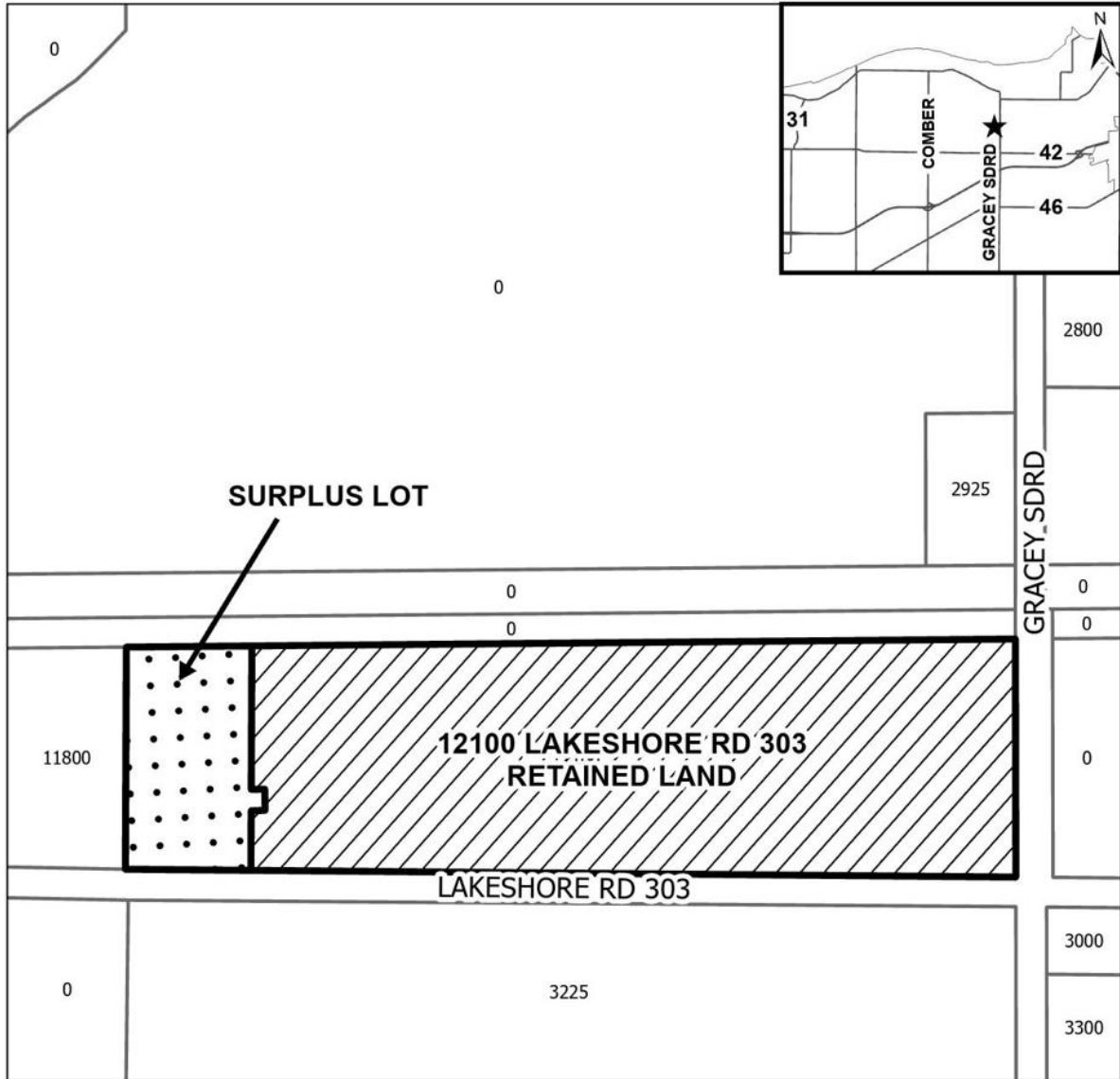
Read and passed in open session on November 19, 2024.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

Schedule "A" to By-law 107-2024

Part of Lot 12, Concession 2, Tilbury, designated as Parts 1 to 3 on Plan 12R-5779, save and except for Part 1 on Plan 12R29856; Lakeshore, being part of the Property Identifier Number 75066-0088(LT)



Amend from "Agriculture (A)" to "Agriculture Zone Exception 120 (A-120)".