

# Municipality of Lakeshore

## By-law 13-2025

### Being a By-law to amend By-law 2-2012, the Zoning By-law for the Municipality of Lakeshore (ZBA-18-2024)

**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;

**And whereas** there is a need to rescind by-law 33-2024 and replace it with by-law 13-2025;

**Now therefore the Council of the Municipality of Lakeshore enacts as follows:**

1. Section 9.2 is amended by adding Subsection 9.2.26 to immediately follow Subsection 9.2.25 and to read as follows:
  - "9.2.26 Residential Type 2 Zone Exception 26 (R2-26) (Map 19)
    - a) The Minimum Exterior Side Yard setback requirement shall be 3.5 metres for Semi-Detached Dwellings and Single-Detached Dwellings;
    - b) The Maximum Lot Coverage for Semi-Detached Dwellings and Single-Detached Dwellings shall be 40%"
2. Schedule "A", Map 19 to By-law 2-2012 is amended as follows:
  - a) The zoning classification will be changed from Residential Type 2 (R2) to Residential Type 2 Exception 26 (R2-26) and will permit one single-detached unit per lot.
    - 347 Marla Crescent and legally described as Lot 5, on Plan 12M698, PIN 75005-2558;
    - 355 Marla Crescent and legally described as Lot 4, on Plan 12M698, PIN 75005-2557;
    - 358 Marla Crescent and legally described as Lot 27, on Plan 12M698, PIN 75005-2580;

- 475 Marla Crescent and legally described as Lot 72, on Plan 12M698, PIN 75005-2625;
  - 476 Marla Crescent and legally described as Lot 53, on Plan 12M698, PIN 75005-2606;
- b) The zoning classification will be Residential Type 2 Exception 26 (R2-26) and will permit one semi-detached unit per lot.
- 336 and 338 Marla Crescent and legally described as Part of Lot 10, on Plan 12M698, PIN 75005-2563;
  - 340 and 342 Marla Crescent and legally described as Part of Lot 11, on Plan 12M698, PIN 75005-2564;
  - 344 and 346 Marla Crescent and legally described as Part of Lot 12, on Plan 12M698, PIN 75005-2565;
  - 348 and 350 Marla Crescent and legally described as Part of Lot 13, on Plan 12M698, PIN 75005-2566;
  - 352 and 354 Marla Crescent and legally described as Part of Lot 14, on Plan 12M698, PIN 75005-2567;
  - 658 and 660 Linden Street and legally described as Part of Lot 18, on Plan 12M698, PIN 75005-2571;
  - 662 and 664 Linden Street and legally described as Part of Lot 19, on Plan 12M698, PIN 75005-2572;
  - 666 and 668 Linden Street and legally described as Part of Lot 20, on Plan 12M698, PIN 75005-2573;
  - 670 and 672 Linden Street and legally described as Part of Lot 21, on Plan 12M698, PIN 75005-2574;
  - 674 and 676 Linden Street and legally described as Part of Lot 22, on Plan 12M698, PIN 75005-2575;
  - 517 and 519 Fletcher Crescent and legally described as Part of Lot 28, on Plan 12M698, PIN 75005-2581;
  - 521 and 523 Fletcher Crescent and legally described as Part of Lot 29, on Plan 12M698, PIN 75005-2582
  - 525 and 527 Fletcher Crescent and legally described as Part of Lot 30, on Plan 12M698, PIN 75005-2583
  - 529 and 531 Fletcher Crescent and legally described as Part of Lot 31, on Plan 12M698, PIN 75005-2584
  - 533 and 535 Fletcher Crescent and legally described as Part of Lot 32, on Plan 12M698, PIN 75005-2585
  - 537 and 539 Fletcher Crescent and legally described as Part of Lot 33, on Plan 12M698, PIN 75005-2586
  - 541 and 543 Fletcher Crescent and legally described as Part of Lot 34, on Plan 12M698, PIN 75005-2587
  - 545 and 547 Fletcher Crescent and legally described as Part of Lot 35, on Plan 12M698, PIN 75005-2588

- 549 and 551 Fletcher Crescent and legally described as Part of Lot 36, on Plan 12M698, PIN 75005-2589
- 553 and 555 Fletcher Crescent and legally described as Part of Lot 37, on Plan 12M698, PIN 75005-2590
- 557 and 559 Fletcher Crescent and legally described as Part of Lot 38, on Plan 12M698, PIN 75005-2591;
- 561 and 563 Fletcher Crescent and legally described as Part of Lot 39, on Plan 12M698, PIN 75005-2592;
- 565 and 567 Fletcher Crescent and legally described as Part of Lot 40, on Plan 12M698, PIN 75005-2593;
- 569 and 571 Fletcher Crescent and legally described as Part of Lot 41, on Plan 12M698, PIN 75005-2594;
- 573 and 575 Fletcher Crescent and legally described as Part of Lot 42, on Plan 12M698, PIN 75005-2595;
- 574 and 576 Fletcher Crescent and legally described as Part of Lot 43, on Plan 12M698, PIN 75005-2596;
- 570 and 572 Fletcher Crescent and legally described as Part of Lot 44, on Plan 12M698, PIN 75005-2597;
- 566 and 568 Fletcher Crescent and legally described as Part of Lot 45, on Plan 12M698, PIN 75005-2598;
- 562 and 564 Fletcher Crescent and legally described as Part of Lot 46, on Plan 12M698, PIN 75005-2599;
- 560 and 558 Fletcher Crescent and legally described as Part of Lot 47, on Plan 12M698, PIN 75005-2600;
- 657 and 659 Linden Street and legally described as Part of Lot 48, on Plan 12M698, PIN 75005-2601;
- 663 and 661 Linden Street and legally described as Part of Lot 49, on Plan 12M698, PIN 75005-2602;
- 667 and 665 Linden Street and legally described as Part of Lot 50, on Plan 12M698, PIN 75005-2603;
- 671 and 669 Linden Street and legally described as Part of Lot 51, on Plan 12M698, PIN 75005-2604;
- 675 and 673 Linden Street and legally described as Part of Lot 52, on Plan 12M698, PIN 75005-2605;

3. By-law 33-2024 is rescinded.

4. 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 4, 2025.

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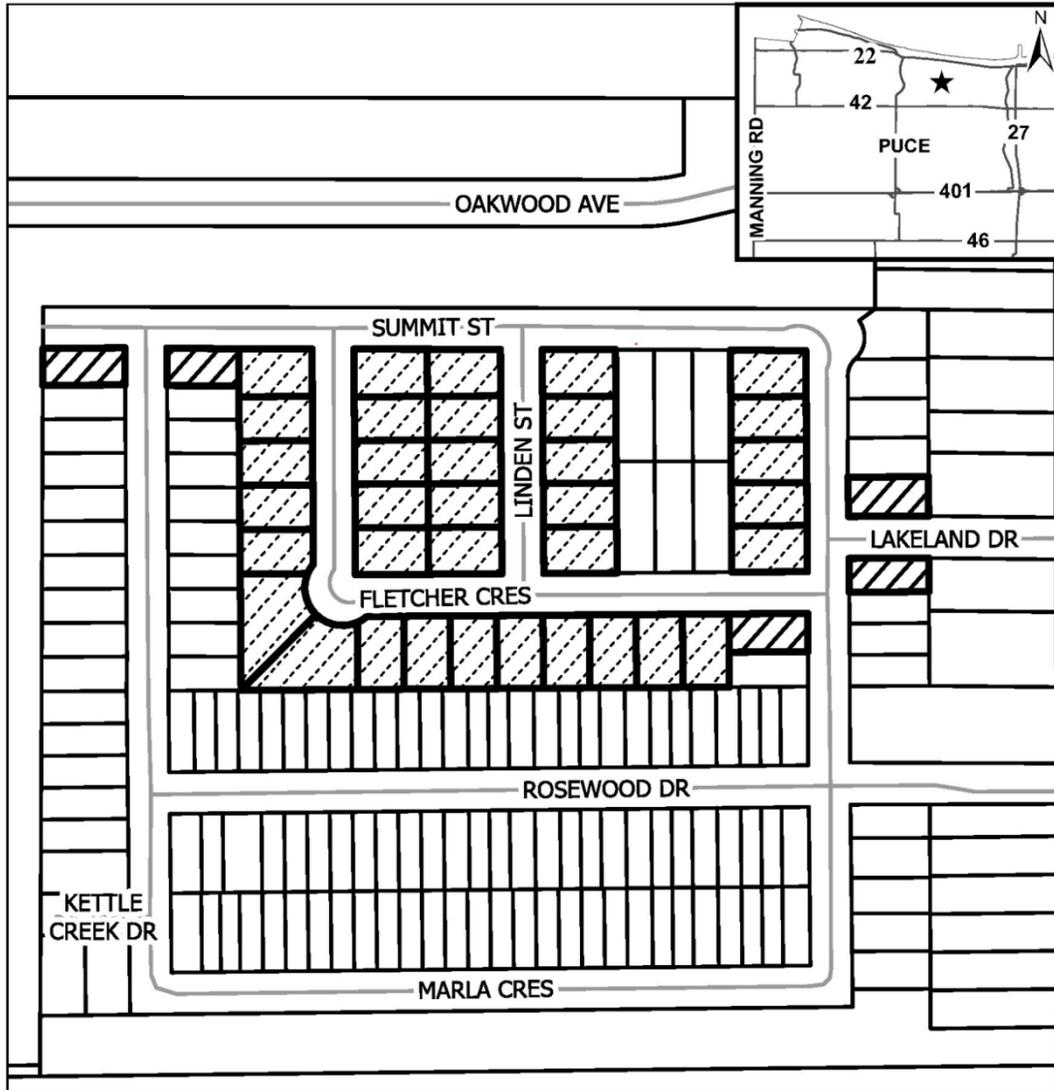
**Mayor  
Tracey Bailey**

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**Clerk  
Brianna Coughlin**

## Schedule "A" to By-law 13-2025

PART OF LOT 4, CONCESSION EAST OF PUCE RIVER, MUNICIPALITY OF LAKESHORE,  
COUNTY OF ESSEX, ONTARIO



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Amend from "Residential - Medium Density (R2)" to 'Residential - Medium Density Zone Exception 26 (R2-26)' for single-detached lots
  
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Semi-detached lots zoned "Residential - Medium Density (R2)" to 'Residential - Medium Density Zone Exception 26 (R2-26)'