

Municipality of Lakeshore

By-law 10-2021

Being a By-law to amend By-law 2-2012, Zoning By-law for Municipality of Lakeshore (ZBA-15-2020)

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 necessary and desirable and in the best interest of proper planning to 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. That Section 5.5, Holding Zone (h) Provisions, is further amended by adding the following holding zone provision and to read as follows:

Holding Symbol	Permitted Use Until the holding symbol is removed.	Conditions for removal of the Holding Symbol.
h26	Existing uses shall be the only uses permitted in the interim.	<p>The holding symbol shall not be removed until such time as the following have been completed to the satisfaction of the Municipality of Lakeshore:</p> <ul style="list-style-type: none">- The applicant enters into a site plan agreement with the Municipality of Lakeshore; and- That the Denis St. Pierre Water Pollution Control Plant, sanitary sewage capacity expansion has been tendered and construction has been commenced; and- That the Developer enter into an agreement (conditional building permit) that occupancy will not be granted until the Denis St. Pierre Water Pollution Control Plant is put into operation.

2. That Schedule "A", Map 15 to By-law 2-2012, as amended, is hereby further amended by changing the zoning classification on Plan 1517 Block G Lots 1, 2 and 3, shown on Schedule "A" attached hereto and forming part of this By-law from "Mixed Use Zone (MU)" and "Residential - Low Density (R1)" to "Mixed Use Zone Exception 36 (MU-36)(h26)".
3. That Section 9.15, Mixed Use (MU) Zone Exceptions is hereby further amended by adding Subsection 9.15.36 to immediately follow Subsection 9.15.35 and to read as follows:

9.15.36 Mixed Use Zone Exception 36 (MU-36) as shown on Map 15, Schedule "A" of this By-law.

 - a) Permitted Uses:
 - i. An *Stacked Townhouse Dwelling* shall be an additional permitted use
 - b) Zone Regulations:
 - i. Notwithstanding Section 6.17(c) the front lot line shall be East Puce River Road.
 - ii. Notwithstanding Section 6.5 a) v) an accessory building may built closer to the front lot line than the main building.
 - iii. Notwithstanding Section 6.5 a) ix) an accessory building shall not exceed 153.5m²
 - iv. Notwithstanding Section 6.5 d) i) air conditioning units may be permitted in the front year and exterior side yard, when screening is provided.
4. That Part 4 Definitions of Zoning By-law 2-2012 be amended to add the following definition:

Dwelling, Stacked Townhouse - Shall mean a dwelling containing three or more dwelling units in a building vertically configured to be two dwelling units high - ground units below upper units, exclusive of basements – where ground units are attached side-by-side and share a common vertical dividing wall, and where upper units are attached side-by-side and share a common vertical dividing wall.
5. That the table of content, sections numbers and page numbers be renumbered as required.
6. This by-law shall come into force in accordance with Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P. 13.

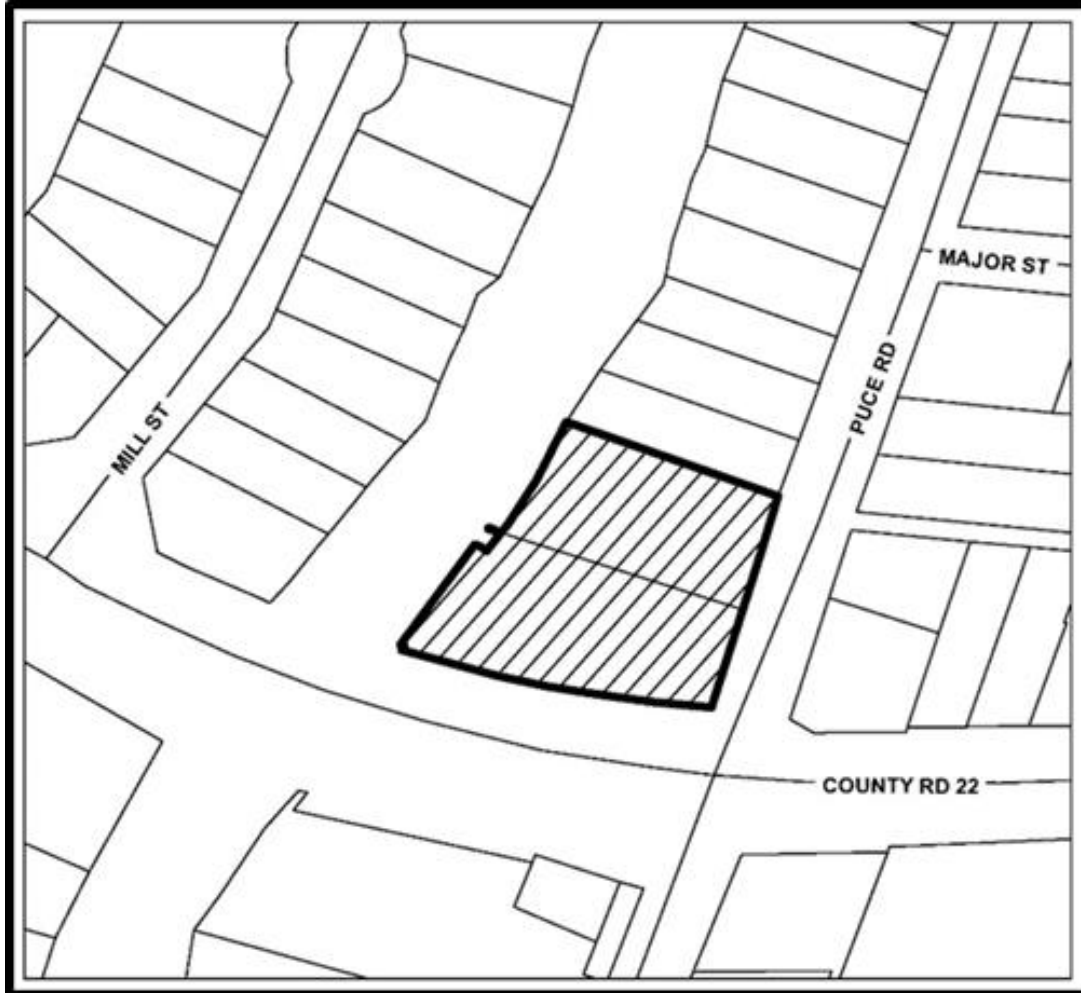
Read and passed in open session February 2, 2021.

**Mayor
Tom Bain**

**Clerk
Kristen Newman**

**Schedule “A”
to By-law 10-2021**

Plan 1517 Block G Lots 1, 2 and 3 In the Municipality of Lakeshore



Amend from “Mixed Use Zone (MU)” and “Residential – Low Density (R1)” to “Mixed Use Zone Exception 36 (MU-36)(h26)”.