

Municipality of Lakeshore

By-law 82-2022

Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-11-2022)

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 on October 26, 2021, the Council of the Municipality of Lakeshore directed Administration through resolution #341-10-2021 to include the estimated cost of renovation in the 2022 Budget Process for the creation of a community hub, including library premises, at 6405 Main Street, Comber, and this cost was approved in the 2022 Budget on January 12, 2022;

And whereas the Council of the Municipality of Lakeshore deems it in the best interest of proper planning to further amend By-law 2-2012 to approve a Library as an additional permitted use at 6405 Main Street;

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 9.14, Central Area (CA) Zone Exceptions is amended by replacing Subsection 9.14.17 with the following:

“9.14.17 Central Area Exception 17 (CA-17) as shown on Map 73, Schedule “A” of this By-law.

a) Permitted Uses

- i) Notwithstanding Section 7, Table 7.1 or any other provision of this by-law to the contrary, Medical Office and Library shall be additional permitted uses.

b) Zoning Regulations

- i) All other building requirements for Medical Office and Library shall be in accordance with the requirements of the CA Zone.
- ii) Notwithstanding Section 6.41.1 of this By-law, the minimum number of required parking spaces shall be six (6) parking spaces for a Library.”

2. This by-law 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 September 13, 2022.

**Mayor
Tom Bain**

**Clerk
Kristen Newman**