

# Municipality of Lakeshore

## Regular Council Meeting Agenda



Tuesday, February 4, 2025, 6:00 PM  
Council Chambers, 419 Notre Dame Street, Belle River

Pages

1. Call to Order
2. Closed Session
3. Singing of O Canada
4. Land Acknowledgement
5. Moment of Reflection
6. Disclosures of Pecuniary Interest
7. Public Meetings under the Planning Act

1. **Zoning By-law Amendment – ZBA-16-2024**  
**Temporary Use By-law for a Home Industry at 3362 Manning Road**

5

**Recommendation:**

Refuse the Temporary Use By-law Application – Zoning By-law Amendment application ZBA-16-2024, to permit the temporary use (for a maximum of three years) of a small-scale automobile repair establishment as a home industry in an accessory structure with exemptions from Section 6.2.6 b), h), and j) of Zoning By-law 2-2012, on the Subject Property known as 3362 Manning Road as presented at the February 4, 2025 Council Meeting.

**2. Zoning By-law Amendment (ZBA-18-2024) – Renaud Line Subdivision 23**

**Recommendation:**

Approve Zoning By-law Amendment Application (ZBA-18-2024), to amend Zoning By-law 2-2012 as it relates to semi-detached lots (legally described as Lots 10-14, 18-22, 28-52 on Plan 12M698) and single-detached lots (legally described as Lots 4, 5, 26, 27, and 53 on Plan 12M698) in the Renaud Line Subdivision to permit an increase in lot coverage of 40% and reduced exterior side yard setback of 3.5m; and

Direct the Clerk to read By-law 13-2025 during the Consideration of By-laws, all as presented at the February 4, 2025 Council meeting.

**3. Zoning By-law Amendment ZBA-19-2024 – 492 County Road 8 34**

**Recommendation:**

Approve Zoning By-law Amendment ZBA-19-2024 to amend Zoning By-law 2-2012, to rezone the lands known legally as Part of Lot 284 Concession South of Talbot Road, designated as Part 1 on Plan 12R29140, Maidstone, being Part of the Property Identifier Number 75017-0053(LT), and known municipally as 492 County Road 8, from “Major Institutional (I1)” to “Major Institutional with holding symbol (I1(h32))” zone (indicated as “492 County Rd 8 Subject Land” on the Key Map, Appendix A), in the Municipality of Lakeshore; and

Direct the Clerk to read By-law 7-2025 during the Consideration of By-laws, all as presented at the February 4, 2025 Council meeting.

**4. ZBA-22-2024 - Zoning By-law Housekeeping Amendments 51**

**Recommendation:**

Direct the Clerk to read By-law 15-2025, being a By-law to amend the Lakeshore Comprehensive Zoning By-law 2-2012, during the Consideration of By-laws, as presented at the February 4, 2025 Council meeting.

**8. Delegations**

**9. Consent Agenda**

**Recommendation:**

Receive the items as listed on the Consent Agenda.

**1. Community Planning Division 2024 Year End Status Update 64**

**10. Reports for Direction**

1. **Deeming By-law – DEEM-01-2024 – 169 and 177 Lakeview Drive** 72

**Recommendation:**

Deem Lots 44, 45 and 46, in Registered Plan of Subdivision 1411 in the Municipality of Lakeshore as no longer forming part of a Plan of Subdivision, to allow the subject lands municipally known as 169 and 177 Lakeview Drive to merge on-title and become one lot; and

Direct the Clerk to read By-law 14-2025 during the Consideration of By-laws, all as presented at the February 4, 2025 Council meeting.

2. **Extension of Draft Plan Approval for the Forest Hill Subdivision File No. 37-T-02009 (Cooper Estates Limited)** 80

**Recommendation:**

Direct Administration to advise the County of Essex that the Municipality of Lakeshore is in support of extending draft plan approval for the Forest Hill Subdivision (File No. 37-T-02009) for a five-year period (to lapse March 8, 2030) as presented at the February 4, 2025 Council meeting.

3. **Delegation of Authority for Minor Zoning By-law Amendments and Pre-Consultation Amendments to the Official Plan** 89

**Recommendation:**

Direct Administration to undertake public consultation in accordance with the *Planning Act* prior to submitting the recommended Official Plan Amendment to Council for a decision, as presented at the February 4, 2025 Council Meeting.

11. **Report from Closed Session**

12. **Consideration of By-laws**

**Recommendation:**

By-laws 7-2025, 13-2025, 14-2025 and 15-2025 be read and passed in open session on February 4, 2025.

1. **By-law 7-2025, Being a By-law to amend By-law 2-2012, the Zoning By-law for the Municipality of Lakeshore (ZBA-19-2024)** 95
2. **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)** 98
3. **By-law 14-2025, Being a By-law to Deem Certain Lots to no Longer be Registered Lots on a Plan of Subdivision (Deem-01-2024)** 103

4. By-law 15-2025, Being a By-law to Amend the Zoning By-law (Housekeeping Amendment)

13. Addendum

14. Adjournment

**Recommendation:**

Adjourn the meeting at \_\_\_\_ PM.