

SECTION 30. LAKESHORE DEVELOPMENT (LD) ZONE

The Lakeshore Development (LD) Zone applies primarily to undeveloped lands designated ‘Lakeshore Area’ in the West Elgin Official Plan in Concession XIV along the Lake Erie shoreline which are considered potentially suitable for development provided issues related to natural heritage and natural hazards are satisfactorily addressed and the lands deemed suitable for development or redevelopment. It also applies to existing developed lands in this same area which as a consequence of natural causes, further development is considered inappropriate. These lands will remain zoned LD until such time as a proposal for the development, redevelopment or use of the lands is submitted and found satisfactory and the necessary technical studies undertaken to the satisfaction of the authorities having jurisdiction.

30.1 GENERAL USE REGULATIONS

30.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Lakeshore Development (LD) Zone except for the following purposes:

agricultural use with the exception of buildings or structures
forestry use

30.2 SPECIAL USE REGULATIONS

30.3 SITE-SPECIFIC ZONES

30.3.1 a) Defined Area (Brannas)

LD-1 as shown on Schedule “A” Map No. 79

b) Permitted Uses

Those uses permitted under the LD Zone
An existing single unit dwelling as approved in a permit issued by the LTVCA.
An attached open covered porch

c) Minimum Setback from all lot lines

3 metres

d) Notwithstanding item 30.3.1 c) and any other provisions of the by-law to the contrary the setback requirements from the Lake Erie bluff shall be as determined by the Lower Thames Valley Conservation Authority (LTVCA).