



County of  
Essex



Office of the Manager, Planning Services

William J. King, AMCT, MCIP, RPP  
Manager, Planning Services

November 1, 2016

Ms. Mary Masse  
Clerk  
Town of Lakeshore  
419 Notre Dame  
Belle River, ON N0R 1A0

**Re: Official Plan Amendment No. 11  
Town of Lakeshore  
File No.: 37-OP-2016-005**

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Dear Ms. Masse:

Please be advised that the appeal period for the approval of the above noted Official Plan amendment has now expired without appeals being filed. As such, the amendment is in full force and effect. Please find attached two certified copies of the by-law and amendment with the County's approval attached thereto.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

**WILLIAM J. KING, AMCT, MCIP, RPP**  
Manager, Planning Services

Enclosure

c.c. Kim Darroch  
MMAH

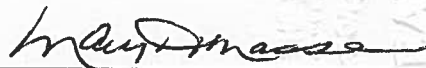
# AMENDMENT No. 11

## TO THE OFFICIAL PLAN FOR THE TOWN OF LAKESHORE

I, Mary Masse, Clerk OF THE  
TOWN OF LAKESHORE DO HEREBY CERTIFY THIS DOCUMENT  
TO BE A TRUE COPY OF THE ORIGINAL  
Official Plan Amendment No.11 (Bylaw 77-2016)  
SIGNED Mary Masse DATED August 23, 2016

AMENDMENT NO.11 TO THE OFFICIAL PLAN  
FOR THE TOWN OF LAKESHORE

I, Mary Masse, Clerk of the Town of Lakeshore, certify that this is a/the original/duplicate original/certified copy of Amendment No. 11 to the Official Plan for the Town of Lakeshore.



*Mary Masse*

Dated this 9 day of August, 2016

Mary Masse, Clerk



**THE CORPORATION OF THE  
TOWN OF LAKESHORE  
BY-LAW NO. 77-2016**

(Adoption of OPA 11 to the Town of Lakeshore Official Plan)  
(1193 and 1203 Faith Drive)


**WHEREAS** the Planning Act permits municipal Councils to adopt amendments to Official Plans in accordance with the procedure outlined in the Act and corresponding regulations:

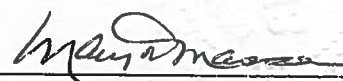
**AND WHEREAS** the Council of the Corporation of the Town of Lakeshore supports amendments to the Official Plan as provided herein;

**NOW THEREFORE** the Council for the Corporation of the Town of Lakeshore, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, hereby enacts as follows:

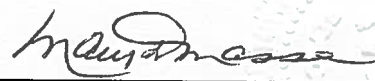
1. Amendment No. 11 to the Official Plan for the Town of Lakeshore, consisting of the attached explanatory text and schedule, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Essex for approval of Amendment No. 11 to the Official Plan for the Town of Lakeshore;
3. This By-law shall come into force and take effect on the day of the final passing thereof.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 9 DAY OF AUGUST, 2016.**

  
\_\_\_\_\_  
Tom Bain, Mayor

  
\_\_\_\_\_  
Mary Masse, Clerk

I, Mary Masse, Clerk of the Town of Lakeshore, certify that this is a/the original/duplicate original/certified copy of By-law 77-2016 for the Town of Lakeshore.

  
\_\_\_\_\_  
Mary Masse, Clerk

Dated this 9 day of August, 2016

AMENDMENT No. 11  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF LAKESHORE

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Appendix 1 – August 9, 2016 Planning Report attached to the Amendment.

Appendix 2 - The minutes from the public meeting held to consider this amendment attached to the Amendment.

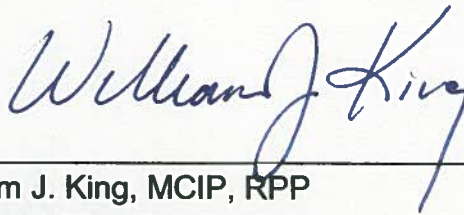
# DECISION

**With respect to Official Plan Amendment # 11  
Official Plan for the Town of Lakeshore  
Subsection 17(34) of the Planning Act**

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I hereby approve Amendment # 11 to the Official Plan for the Town of Lakeshore, as adopted by By-Law 77-2016.

Dated at Essex, Ontario this 21st day of September, 2016



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William J. King, MCIP, RPP  
Manager, Planning Services  
County of Essex

AMENDMENT No. 11  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF LAKESHORE

STATEMENT OF COMPONENTS

PART "A" - THE PREAMBLE does not constitute part of this amendment.

PART "B" - THE AMENDMENT consisting of the following text and attached Schedule "C.3" Land Use (Emeryville) constitutes Amendment No. 11 to the Official Plan for the Town on Lakeshore.

PART "C" - APPENDICES does not constitute part of this amendment. These appendices contain the background information and planning considerations associated with this amendment.

## PART "A" - PREAMBLE

### Purpose

The purpose of Official Plan Amendment No. 11 is to add a site-specific policy to Section 6.12.3 in the Official Plan, to repurpose the existing church and rectory buildings (1203 Faith Drive) to permit a new *arts and cultural facility* and to permit access to the cemetery through a permanent easement, as the cemetery lands (1193 Faith Drive) have no frontage on a public road, as well as to ensure proposed uses of the *arts and cultural facility* are recognized in policy, clearly, as permitted uses, including: a *theatre, talent agency, recording studio, art studio, music studio, photography studio, pottery studio, woodworking studio, dance company, yoga studio, education and training, daycare, cultural activities, retail (accessory), offices, café, and an artisan bakery.*

(See Map 1 for the location of the subject lands in the Town of Lakeshore).

### Basis of the Amendment

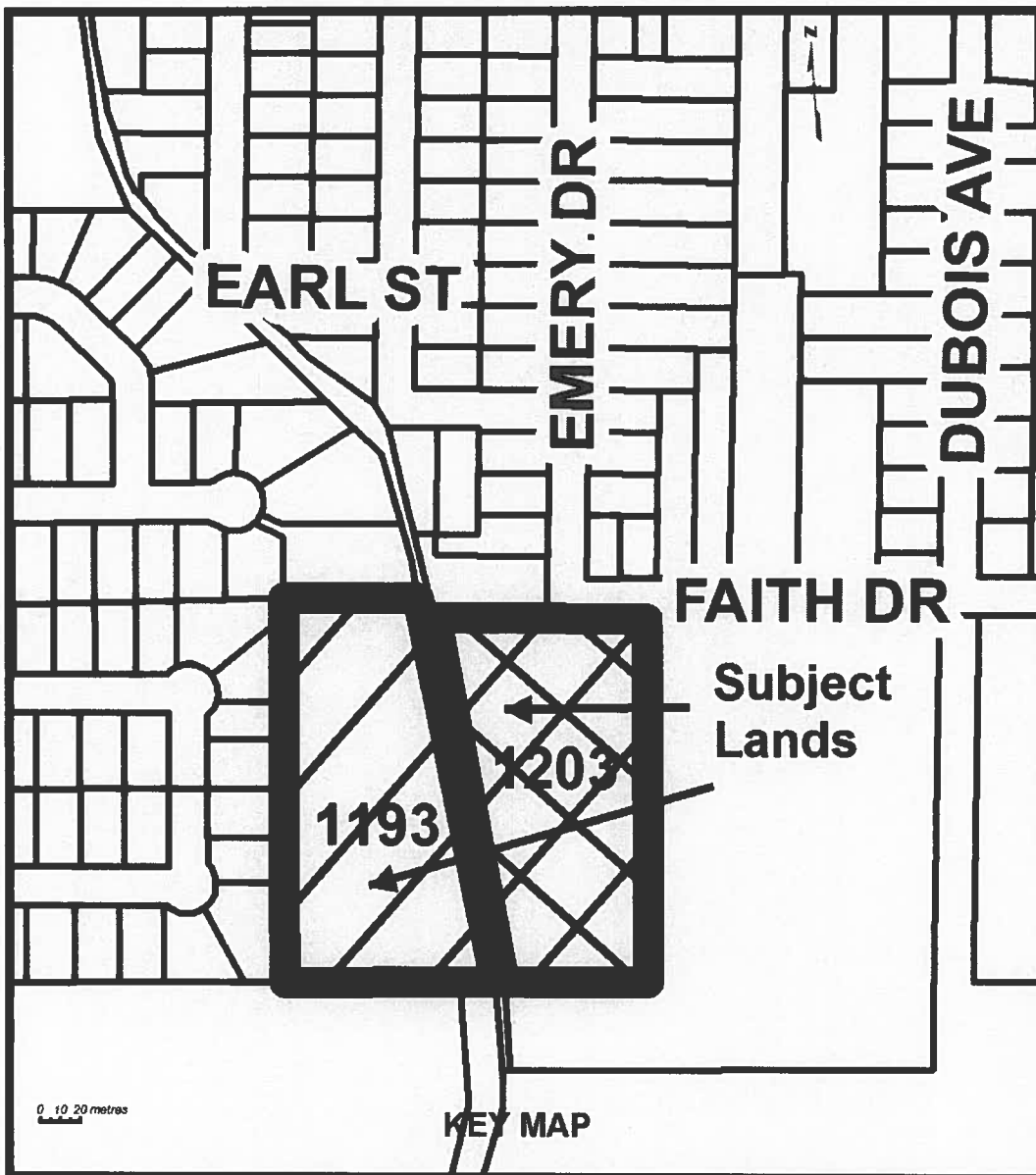
The proposed continuation of institutional uses is considered to be compatible with the surrounding land uses and aligns with the interests and direction of Town Council in promoting economic development and business retention in Lakeshore that is compatible with surrounding land uses and in the Town's Planner opinion is appropriate and represents "good planning".

This re-use of the existing buildings, will provide employment, a community gathering place, an appropriate reuse of existing buildings and infrastructure while encouraging the community to be involved in institutional and cultural activities. The employment aspect will support a diversified economic community, while providing arts and cultural activities to the community.

A permanent easement is being provided for access to the cemetery lands which are only accessed, periodically, during funerals and plot visits. It is not a heavily travelled site for traffic, which would be utilized on an on-going basis. A registered permanent

easement over the church's existing driveway will allow for the continuation of the long established cemetery in the Community of Emeryville, while allowing for the development of the adjacent arts and cultural hub in the Town. The proposed uses will not result in an increased density for either the church lands or cemetery lands. The adaptive re-use of the church lands will result in an efficient use of existing resources, infrastructure and lands. Municipal services are available to the properties.

**MAP 1**



**PART "B" - THE AMENDMENT**

**Details of the Amendment**

The Official Plan for the Town of Lakeshore, as modified, is hereby further amended as follows:

1. That Schedule "C.3" Land Use (Emeryville), as attached hereto and forming part of this amendment, is introduced to the Official Plan for the Town of Lakeshore.
2. Section 6.12 Major Institutional Designation is hereby amended by the addition of a new Section to the following policies to immediately follow Policy 6.12.3.1 a) to be worded as follows:

**“ 6.12.3.2 1193 Faith Drive (St. William’s Cemetery) and 1203 Faith Drive (Arts and Cultural Facility)**

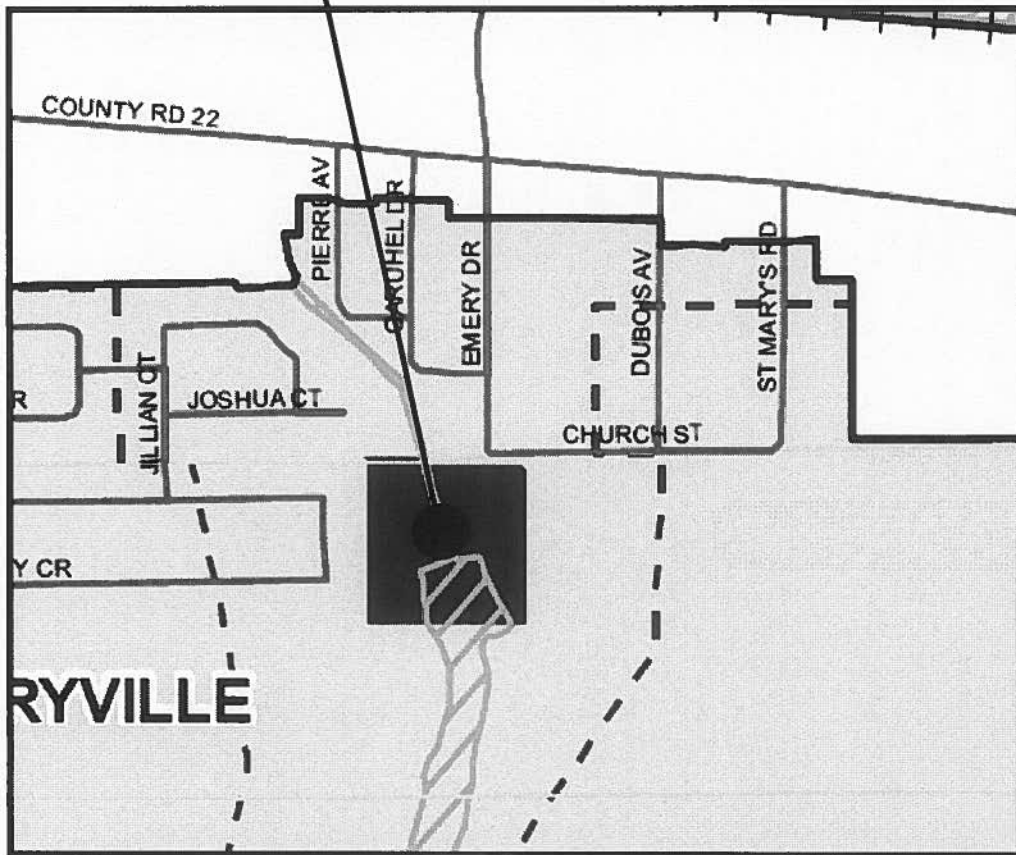
The following policies apply to the lands designated Major Institutional Designation and identified as Site-Specific Policy Area 6.12.3.2 on Schedule “C.3” (Emeryville), which are generally located on the south side of Faith Drive, at the end of Emery Drive, in the Community of Maidstone, in the Town of Lakeshore:

- a) St. William’s Cemetery, known as 1193 Faith Drive and located on the west side of the 4<sup>th</sup> Concession Drain, has an un-encumbered right-of-way access through a registered easement on the adjacent property known as 1203 Faith Drive. Through the nature and use of the property for a cemetery, St. William’s Cemetery does not require frontage and direct access to a municipal road and that the registered easement over the driveway provides sufficient access. By nature of the un-encumbered right-of-way, visitors and /or maintenance crew are allowed to utilize the driveway for purposes of accessing the cemetery.
- b) The Arts and Cultural Facility, located on the east side of the 4<sup>th</sup> Concession Drain, will provide an un-encumbered right-of-way access from Faith Drive to the St. William’s Cemetery located to the west of the 4<sup>th</sup> Concession Drain. Permitted uses of the lands known as 1203 Faith Drive (Arts and Cultural Facility) include: theatre (theatre productions, such as a local playhouse), talent agency, recording studio, art studio, music studio, photography studio, pottery studio, woodworking studio, dance company, yoga studio, education and training (related to an Arts and Cultural Facility), daycare (for children of patrons of the Arts and Cultural Facility), cultural activities, retail (accessory only to an Arts and Cultural Facility), offices (accessory only to an Arts and Cultural Facility), café, and an artisan bakery (accessory only to an Arts and Cultural Facility).”

**Amendment to Schedule "C.3" Land Use (Emeryville)**

**Town of Lakeshore Official Plan**

**Site-Specific Policy Area 6.12.3.2**



**PART "C" - APPENDICES**

The following appendices do not constitute part of Amendment No. 11 but are included for information supporting the amendment.

**APPENDIX 1** – August 9, 2016 Planning Report (attached).

**APPENDIX 2** - The minutes from the public meeting held to consider this amendment are attached.