



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. 10
Town of Lakeshore
File No.: 37-OP-2016-004**

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

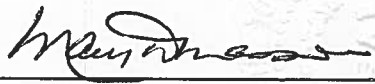
AMENDMENT No. 10

TO THE OFFICIAL PLAN FOR THE TOWN OF LAKESHORE

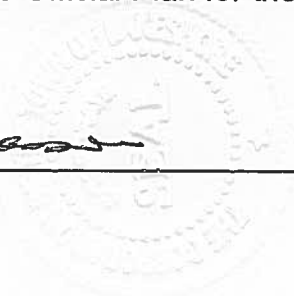
I, Mary Masse, Clerk OF THE
TOWN OF LAKESHORE DO HEREBY CERTIFY THIS DOCUMENT
TO BE A TRUE COPY OF THE ORIGINAL
Official Plan Amendment No. 10 (Bylaw 75-2016)
SIGNED  DATED Aug. 25/16

AMENDMENT NO.10 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. 10 to the Official Plan for the Town of Lakeshore.



Mary Masse, Clerk



Dated this 9 day of August, 2016

**THE CORPORATION OF THE
TOWN OF LAKESHORE
BY-LAW NO. 75-2016**

(Adoption of OPA 10 to the Town of Lakeshore Official Plan)
(1287 County Road 22, Community of Maidstone)


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. 10 to the Official Plan for the Town of Lakeshore, consisting of the attached 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. 10 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.



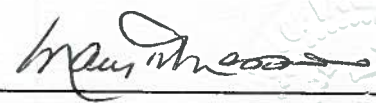
Tom Bain, Mayor



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 75-2016 for the Town of Lakeshore.

Dated this 9 day of August, 2016



Mary Masse, Clerk

AMENDMENT No. 10
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 # 10
Official Plan for the Town of Lakeshore
Subsection 17(34) of the Planning Act**

I hereby approve Amendment # 10 to the Official Plan for the Town of Lakeshore, as adopted by By-Law 75-2016.

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



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

AMENDMENT No. 10
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 attached Schedule "C.11" Land Use (County Road 22 Special Planning Area) constitutes Amendment No. 10 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. 10 is to permit Mixed Uses (residential and commercial land uses) in accordance with Section 6.9 'Mixed Use Designation' of the Official Plan on 1287 County Road 22. (See Map 1 for the location of the subject lands in the Town of Lakeshore).

The subject lands (1287 County Road 22) are proposed to be re-designated from a 'Residential Designation' to 'Mixed Use Designation', in accordance with Section 6.9 'Mixed Use Designation' of the Official Plan.

Basis of the Amendment

Country Road 22 is an important inter-regional transportation corridor within the Town of Lakeshore linking the major urban areas of the Town, including the communities of Belle River, Emeryville, Puce and Maidstone, and the Town's major commercial and employment areas. Official Plan Amendment (OPA 3) which was recently approved by the County of Essex on October 10, 2013 and the *Corridor Transformation Strategy - County Road 22 Special Planning Area Design Guidelines* seek to transform Country Road 22, over time, into an "Urban Avenue" – which is envisioned as a higher intensity, mixed use corridor which is supportive of future transit and provides a diverse mix and range of mainly commercial, light employment, residential and community uses. Therefore the proposal is consistent with the intent and policies in the Town of Lakeshore Official Plan.

The proposed re-designation and re-zoning of the subject lands to a 'Mixed Use Designation' is consistent with the Provincial Policy Statement and the County of Essex Official Plan. The location, as well as compatibility with the surrounding land uses, establishes that the proposed development for Mixed Uses (residential and commercial) uses are complementary and appropriate for the Subject Lands and in our opinion is appropriate and represents good planning.

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.11" Land Use (County Road 22 Special Planning Area), as attached hereto and forming part of this amendment, is introduced to the Official Plan for the Town of Lakeshore.

Amendment to Schedule:

“C.11” Land Use (County Road 22 Special Planning Area)

Town of Lakeshore Official Plan

The proposed lands (1287 County Road 22) are to be re-designated from a ‘Residential Designation’ to a ‘Mixed Use Designation’, in accordance with Section 6.9 ‘Mixed Use Designation’ of the Official Plan.



PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 10 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.