

Municipality of Lakeshore

By-law 47-2022

**Being a By-law to adopt OPA 17 to the Lakeshore Official Plan
(3810 & 0 Tecumseh Road)**

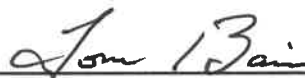
Whereas the *Planning Act*, R.S.O. 1990, c. P. 13 permits municipal Councils to adopt amendments to Official Plans in accordance with the procedure outlined in the Act and corresponding regulations;

And whereas the Council of the Municipality of Lakeshore supports amendments to the Official Plan as provided herein;

Now therefore the Council of the Municipality of Lakeshore enacts as follows:

1. Amendment No. 17 to the Official Plan for the Municipality of Lakeshore, consisting of the attached explanatory text and map, is hereby adopted.
2. The Clerk is authorized and directed to make application to the County of Essex for approval of Amendment No. 17 to the Official Plan for the Municipality of Lakeshore.
3. This by-law shall come into force in accordance with sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P. 13.

Read and passed in open session on May 31, 2022.



**Mayor
Tom Bain**



**Clerk
Kristen Newman**

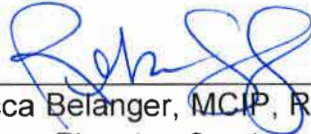
I, <u>Brianna Coughlin, Deputy Clerk</u> OF THE MUNICIPALITY OF LAKESHORE DO HEREBY CERTIFY THIS DOCUMENT TO BE A TRUE COPY OF THE ORIGINAL
SIGNED <u>Brianna Coughlin</u> DATED <u>June 6, 2022</u>

DECISION

**With respect to Official Plan Amendment No. 17
Official Plan of the Municipality of Lakeshore
Subsection 17(34) of the Planning Act**

I hereby approve Amendment No. 17 to the Official Plan for the Municipality of Lakeshore, as adopted by By-Law 47-2022.

Dated at Essex, Ontario this 29th day of June, 2022



Rebecca Belanger, MCIP, RPP
Manager, Planning Services
County of Essex

The Constitutional Statement

Part A – The Preamble: Does not constitute part of this amendment

Part B – The Amendment: Consisting of the following explanatory text and map schedule, constitutes Amendment No. 17 to Municipality of Lakeshore Official Plan

Also attached is Part C – The Appendices: which does not constitute part of this amendment. These appendices contain the planning analysis and public involvement associated with this amendment.

Official Plan Amendment No. 17

Part A – The Preamble

Purpose and basis of the amendment – The purpose of the proposed Official Plan Amendment is to add a new Site-Specific Policy Area that would recognize the existence of a contractor's yard and allow for the expansion in the Agricultural Designation for 3810 Tecumseh Road and on a 0.8ha portion of CON BF PT LOT 3 RP 12R12257, immediately to the north of 3810 Tecumseh Road, as depicted on Schedule A. The amendment would have the effect recognizing the existing use of a contractor's yard within the Official Plan, and to allow for an expansion to the north for the same business. A new policy section is to be identified as "6.2.4 Site-Specific Policy Areas" with a further subsection "6.2.4.1, 3810 Tecumseh Road, contractor's yard". As well, the Schedules in the Official Plan will be updated to include the subject lands as "Site Specific Policy Area 6.2.4.1."

The Planning and land use analysis for the changes being made as part of OPA No. 17 are described in the documents referred to in the Planning Analysis section of the amendment.

Part B – The Amendment

Details of the Amendment

Section 6.2 “Agricultural Designation” is hereby amended by the addition of the following:

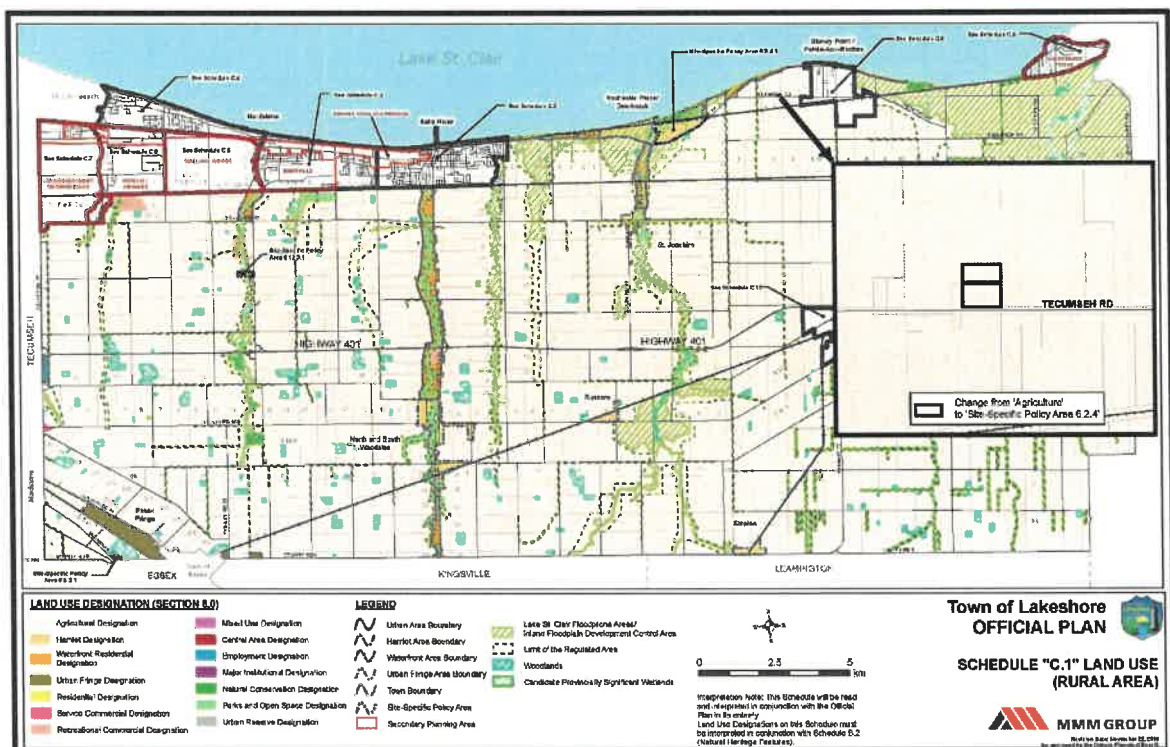
1. Adding a new Section 6.2.4 “Site-Specific Policy Areas” immediately following Section 6.2.3
2. Adding a new sub-section 6.2.4.1 as follows:

“6.2.4.1 – Lands located at 3810 Tecumseh Road, a contractor’s yard is recognized as an existing use. Any future expansion to the existing use will be developed in accordance with the Rural Commercial/Employment Exception 12 (CR-12) Zone. Any expansions to the existing contractor’s yard must be in conformity with Section 8.3.6 of the Official Plan. Any alterations/expansions to the use of these lands will be subject to site plan control.”

3. Schedule “C.1”, Lakeshore Official Plan, Rural Area, Land Use Schedule is hereby amended by adding the text “Site-Specific Policy Area 6.2.4.1” and affixing it to the subject lands by a leader.

Implementation of the Amendment:

The Official Plan Amendment will be implemented through a corresponding zoning by-law amendment which will place the additional lands into an “Rural Commercial/Employment Exception 12 (CR-12)”. The CR-12 zone is the same zoning as 3810 Tecumseh Road.



Part C – The Appendices

Appendix 1 – Planning and Land Use Analysis

The planning and land use analysis in support of this Official Plan Amendment is contained within the following attachments:

- Staff Report: Mailloux Construction Official Plan and Zoning Amendment, May 3, 2022
- Planning Rational Report, prepared by Lassaline Planning Consultants Inc, dated April 11, 2022.

Appendix 2 – Public Participation

The minutes of the public meeting of May 31, 2022, are attached for information purposes.