



Corporation of the County of Essex
Planning Services

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

May 1, 2015

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

Re: Official Plan Amendment No. 8
Town of Lakeshore
File No.: 37-OP-2015-002

Dear Ms. Masse:

Please find attached a Notice of Decision regarding the above noted application.

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**
Maureen Lesperance
MMAH

File No.: 37-OP-2015-002
Municipality: Town of Lakeshore
Subject Lands: 416 Advance Blvd.

Date of Decision: May 1, 2015
Date of Notice: May 1, 2015
Last Date of Appeal: May 21, 2015

NOTICE OF DECISION

With respect to an Official Plan Amendment
Subsection 17(35) and 21 of the Planning Act

A decision was made on the date noted above to approve Amendment No. 8 to the Official Plan for the Town of Lakeshore, as adopted by By-law 13-2015.

Purpose and Effect of the Official Plan Amendment

The purpose of Official Plan Amendment No. 8 is to add a site specific policy to Section 6.9, Mixed Use Designation, of the Official Plan, to permit the manufacturing of mattresses in association with a retail use. Currently, Section 6.9.1 f) only permits light employment uses, exclusive of industrial related uses such as manufacturing, warehousing, processing, assembly, trucking and storage. A copy of the decision is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the County of Essex no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Manager, Planning Services at the address shown below and it must,

- (1) Set out the specific part of the proposed Official Plan amendment to which the appeal applies,
- (2) set out the reason for the appeal (a helpful form is available from the OMB website at www.omb.gov.on.ca), and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00, payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the County of Essex to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When the Decision is Final

The decision of the County of Essex is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Getting Additional Information

Additional information about the amendment, including a complete version of the amendment, is available for public inspection during regular office hours at the County of Essex at the address noted below or from the Town of Lakeshore.

Mailing Address for Filing a Notice of Appeal:

County of Essex
360 Fairview Avenue West
Essex, ON N8M 1Y6

Submit notice of appeal to the attention of:

William King, Manager – Planning Services
Tel: (519) 776-6441, Ext. 1329
Fax: (519) 776-4455

DECISION

**With respect to Official Plan Amendment # 8
Official Plan for the Town of Lakeshore
Subsection 17(34) of the Planning Act**

I hereby approve Amendment # 8 to the Official Plan for the Town of Lakeshore, as adopted by By-Law 13-2015.

Dated at Essex, Ontario this 1st day of May, 2015

ORIGINAL SIGNED

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

AMENDMENT No. 8

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
By-law 13-2015
SIGNED [Signature] DATED Mar. 24/15

**THE CORPORATION OF THE
TOWN OF LAKESHORE
BY-LAW NO. 13-2015**

(Adoption of OPA 8 to the Town of Lakeshore Official Plan)
(416 Advance Blvd / Riley's)


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. 8 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. 8 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 10 DAY OF MARCH, 2015.



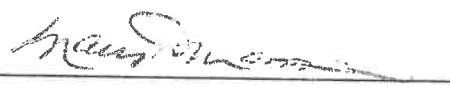
Tom Bain, Mayor



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 13-2015 for the Town of Lakeshore.

Dated this 10 day of March, 2015




Mary Masse, Clerk

AMENDMENT NO.8 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. 8 to the Official Plan for the Town of Lakeshore.

Dated this 10 day of March, 2015



Mary Masse, Clerk

AMENDMENT No. 8
TO THE OFFICIAL PLAN
FOR THE TOWN OF LAKESHORE

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AMENDMENT No. 8
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.11" Land Use (County Road 22 Special Planning Area) constitutes Amendment No. 8 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. 8 is to add a site-specific policy to Section 6.9. Mixed Use Designation of the Official Plan to permit the manufacturing of mattresses (i.e. assembly of component mattress parts to produce finished products (mattresses) suitable for retail trade, conducted entirely within a wholly enclosed building, in association with a retail use (i.e. furniture store). Currently, Section 6.9.1 f) only permits light employment uses, exclusive of industrial-related uses, such as manufacturing, warehousing, processing, assembly, trucking and storage uses.

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

Basis of the Amendment

When evaluating compatibility of development applications, the Town will have regard for the policies of the Mixed Use land use designation, and all applicable Secondary Plans (County Road 22 Corridor Study), approved by Council, or Council-approved design guidelines (County Road 22 Design Guidelines).

The measures of compatibility will vary depending on the use proposed (i.e. mattress manufacturing) and the planning context (i.e. historically an industrial area with existing manufacturing plants nearby). Hence, in any given situation, individual criteria may not apply and/or may be evaluated and weighted on the basis of site circumstances. Objective criteria that can be used to evaluate compatibility include: height, bulk or mass, scale relationship, and building/lot relationships, such as the distance or setback from the street, and the distance between buildings, traffic volumes, access, parking/loading, green space / open space, lighting, noise / air quality and supporting neighborhood services.

Because this area is primarily still industrial 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", the proposed manufacturing of mattress in association with the retail furniture store at 416 Advance Boulevard is considered to be

compatible with the surrounding land uses.

The proposed re-designation and re-zoning of the subject lands to permit the additional use of mattress manufacturing in association with a retail use (furniture store) in wholly enclosed building on the subject lands is also consistent with the Provincial Policy Statement and the County of Essex Official Plan 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 our opinion is appropriate and represents good planning.

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.
2. Section 6.9 Mixed Use Designation is hereby amended by the addition of a new Section to the following policies to immediately follow Policy 6.9.3.1 d) to be worded as follows:

"

6.9.3.2 416 Advance Boulevard

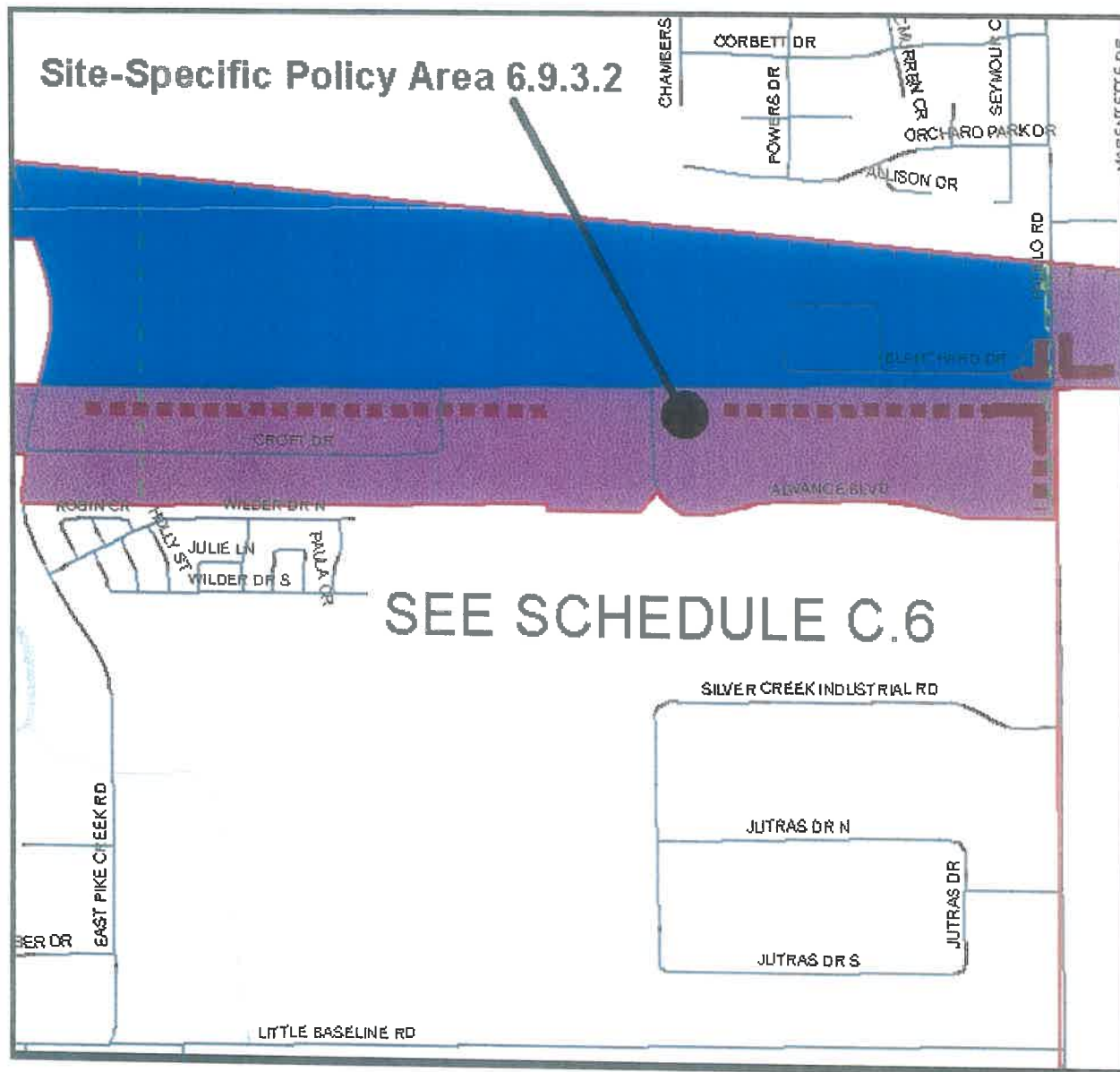
The following policies apply to the lands designated Mixed Use Designation and identified as Site-Specific Policy Area 6.9.3.2 on Schedule "C.11", which are generally located at the southeast corner of the intersection of County Road 22 and Advance Boulevard:

- a) The manufacturing of mattresses i.e. assembly of component mattress parts to produce finished products (mattresses) suitable for retail trade, conducted entirely within a wholly enclosed building, in associated with a retail use (i.e. furniture / mattress store) shall be a permitted use. "

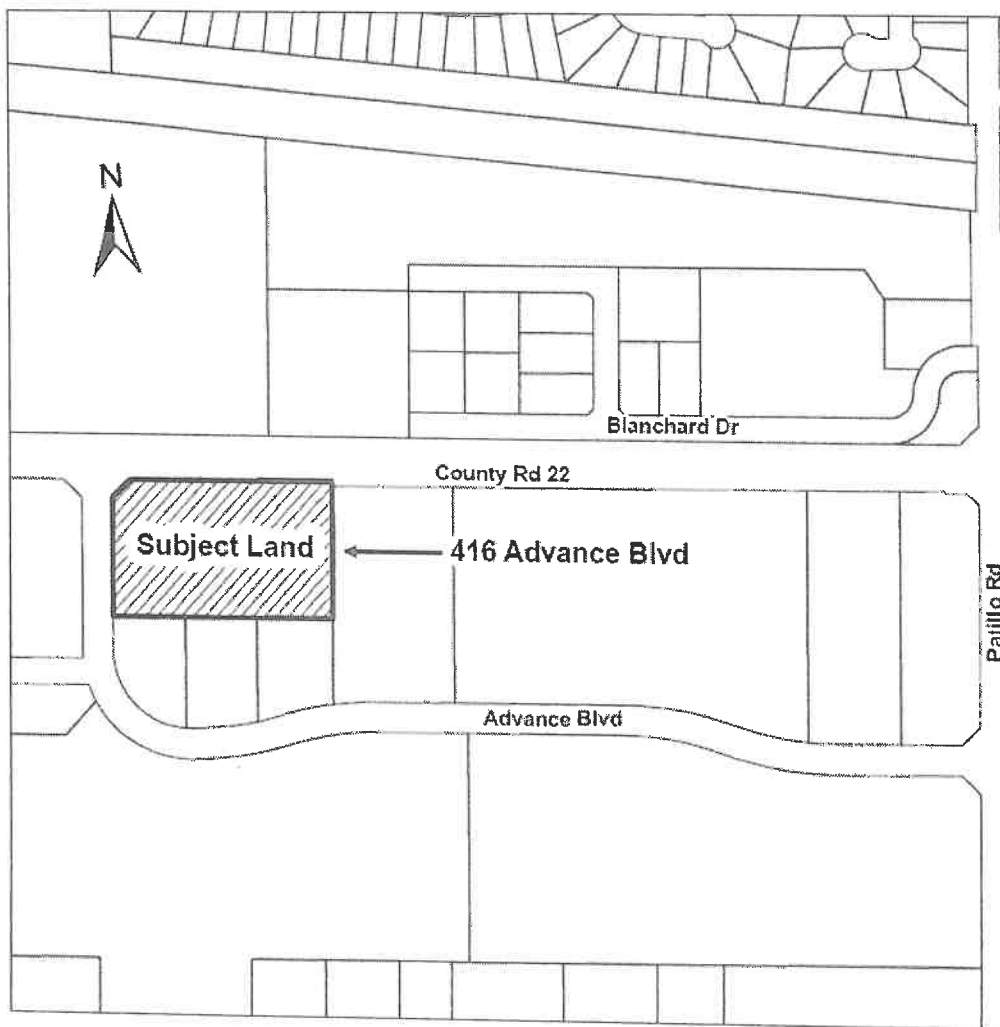
Amendment to Schedule "C.11" Land Use (County Road 22 Special Planning Area)

Town of Lakeshore Official Plan

Site-Specific Policy Area 6.9.3.2



MAP 1



PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 8 but are included for information supporting the amendment.

APPENDIX 1 – March 10, 2015 Planning Report (attached).

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