

**THE CORPORATION OF THE  
TOWN OF LAKESHORE**

BY-LAW NO. 3-2012

(Adoption of OPA 3 to the Town of Lakeshore Official Plan)

**County Road 22 Special Planning Area Corridor Study**


**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:

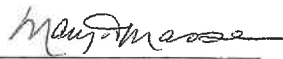
**AND WHEREAS** the Council of the Corporation of the Town of Lakeshore supports amendment to the Official Plan as provided herein;

**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. 3 to the Official Plan for the Town of Lakeshore, consisting of the attached explanatory text and map, 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. 3 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 January, 2012.**


  
Tom Bain, Mayor

  
Mary Masse, Clerk

AMENDMENT NO. 3 TO THE OFFICIAL PLAN  
FOR THE TOWN OF LAKESHORE

**County Road 22 Special Planning Area Corridor Study**

I, Mary Masse, Clerk of the Town of Lakeshore, certify that this is a/the original/duplicate original/certified copy of Amendment No. 3 to the Official Plan for the Town of Lakeshore.

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

**AMENDMENT No. 3**

**TO THE OFFICIAL PLAN FOR THE TOWN OF LAKESHORE**

**County Road 22 Special Planning Area Corridor Study**

**January 2012**

# DECISION

## With respect to Official Plan Amendment # 3 Official Plan for the Town of Lakeshore Subsection 17(34) of the Planning Act

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I hereby modify and approve as modified, Amendment # 3 to the Official Plan for the Town of Lakeshore, as adopted by By-Law 3-2012.

### Modification #1

Section 4 is deleted in its entirety and replaced with the following:

4. Section 3.3.9 of the Town of Lakeshore Official Plan is hereby amended by deleting Section 3.3.9 in its entirety and replacing it with the following:

#### "3.3.9 County Road 22 Mixed Use Corridor

The County Road 22 Mixed Use Corridor is envisaged as a higher intensity mixed use and future transit supportive corridor extending across the Maidstone and Belle River Urban Areas. The Mixed Use Corridor provides a strategic corridor and connection between the Belle River Historic Downtown, the proposed Wallace Woods New Primary Node, and the Lakeshore West Mixed Use Node. Growth within the corridor will occur through infilling, intensification and redevelopment and the development of vacant and/or underutilized lands.

County Road 22 is a controlled access highway identified as a Class 1 Arterial Road. The County of Essex maintains jurisdiction and control over County Road 22 including, but not limited to, land configuration, access, setbacks and traffic management.

The County Road 22 Mixed Use Corridor is a continuous route, approximately 13 km in length within the Town of Lakeshore and extends across two distinct areas:

Area 1: County Road 19 (Manning Road) to County Road 25 (East Puce Road), and;  
Area 2: County Road 25 to Belle River bridge.

The County has established a formal corridor management policy for Area 1 (County Road 19 to County Road 25) whereby no further access will be permitted to County Road 22 (County of Essex By-law #64-2012).

In order to preserve its through traffic function, frequent and direct property access is limited through the application of shared accesses, site interconnection and the

proper development of a local/internal road network. Limited direct access may be permitted in Area 2 if approval is granted by the County.

The following policies will apply to the County Road 22 Mixed Use Corridor:

- a) County Road 22 is a Class 1 Arterial Road and the County is the road authority with jurisdiction over the right-of-way. As such, the County's corridor management policies will be applied in interpreting and implementing the land use and urban design policies for the County Road 22 Special Planning Area.
- b) The County Road 22 Mixed Use Corridor is conceptually illustrated on Schedule "A". The County Road 22 Mixed Use Corridor is intended to accommodate a mix of commercial, retail, office-related employment, residential and community uses.
- c) The County Road 22 Mixed Use Corridor is identified as a Special Planning Area and a Corridor Study has been undertaken to provide more detailed land use and design guidance for the development of the County Road 22 Corridor, as outlined in Section 3.4.3.
- d) Where lands within the County Road 22 Corridor are identified as a Primary Node, the policies of Section 3.3.6 will apply.
- e) Where lands within the County Road 22 Corridor are identified as a Mixed Use Node, the policies of Section 3.3.8 will apply.
- f) The Town will encourage infill, intensification and redevelopment and the development of vacant and/or underutilized lands.
- g) The Town will encourage medium density residential uses and mixed use buildings in a variety of built forms.
- h) The Town will promote future public transit opportunities along the corridor by encouraging transit supportive densities, transit supportive land uses and transit supportive site design. The Town will pursue opportunities for a local and regional public transit system with neighbouring municipalities, the County and transit providers.
- i) The Town will work with the Business Improvement Association in Belle River to evaluate extending the boundaries of the Central Area Designation to match the boundaries of the Business Improvement Area in Belle River.

#### **Modification #2**

Section 5 is deleted in its entirety and replaced with the following:

5. Section 3.4.3 of the Town of Lakeshore Official Plan is hereby amended by deleting Section 3.4.3 in its entirety and replacing it with the following:

**"3.4.3 County Road 22 Corridor Special Planning Area**

As indicated in Section 3.3.9, the County Road 22 Corridor has been established as a Special Planning Area and a Secondary Plan and Corridor Transformation Strategy has been prepared to provide more detailed land use and design guidance for the development of the Corridor. In addition to the policies of Section 3.3.9, the following provides specific land use and built form policies for directing growth and development within the County Road 22 Corridor Special Planning Area.

The following policies will apply to the County Road 22 Mixed Use Corridor:

- a) **Land Use**
  - i) Schedule C.11 designates the lands within the County Road 22 Corridor and provides specific built form guidance to direct growth and development within the Corridor.
  - ii) Development within the Corridor will be subject to the policies of the respective Land Use Designation in Section 6.0 which apply to the subject lands.
  - iii) Development within the Corridor will be further subject to the policies of Section 3.3.9 of this Plan. Servicing within the Corridor is dependent upon the particular Settlement Area and will be subject to the policies of Section 7.3.
  - iv) Development within the Corridor will be subject to the policies of Section 5.0 and Schedule "B" to determine any natural resources, Natural Heritage Features and functions, which may be a constraint to development.
  - v) The Town will ensure appropriate land use and built form compatibility between adjacent uses through transitions in building heights, massing, siting, landscaping and buffering measures.
  
- b) **Built Form**
  - i) Where a Continuous Street Frontage is identified on Schedule C.11, a minimum of 75% of the length of the lot frontage will be occupied by building frontages within a building setback zone, which will be defined specifically in the implementing Zoning By-law, and will be setback a minimum distance as established by the County's building setback requirements from the County Road 22 right-of-way., The implementing Zoning By-law shall establish the maximum permitted building setback zone to ensure that buildings are located close to the street and parking areas shall not be permitted in the front yard.

- ii) Where an Intermittent Street Frontage is identified on Schedule C.11, a minimum of 50% of the length of the lot frontage will be occupied by building frontages within a building setback zone, which will be defined specifically in the implementing Zoning By-law, and will be setback a minimum distance as established by the County's building setback requirements from the County Road 22 right-of-way. The implementing Zoning By-law shall establish the maximum permitted building setback zone to ensure that buildings are located close to the street and a limited amount of parking may be permitted in the front yard.
  - iii) Medium profile building heights of 2 to 3 storeys are encouraged within the Mixed Use Designation. A minimum building height of 2 storeys is encouraged particularly within the Mixed Use Designation.
  - iv) The Town will accommodate interim built forms while not precluding the future intensification and redevelopment of lands within the Corridor, to achieve the ultimate built form, through appropriate development phasing over the long-term.
  - v) Buildings should be oriented towards County Road 22 with primary entrances facing the street and providing access to the street.
  - vi) The Town will ensure a high quality of urban design along the corridor which may include special boulevard treatments, streetscaping, plantings, signage controls and the provision of street furniture, in consultation with the County as appropriate and necessary, and in accordance with the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines.
- c) Transportation, Parking and Access
- i) Schedule C.11 conceptually illustrates potential access connections to alleviate traffic constraints along County Road 22. For the purposes of this section new accesses are intended to include new public rights-of-way and intersections, driveways and/or consolidated driveways that facilitate access to County Road 22. Opportunities for additional east-west roads and potential connections to County Road 22 should be further assessed through more detailed transportation studies that consider the impact on the entire corridor and through the review of Transportation Impact Studies in support of development applications.
  - ii) The County of Essex has established an access management policy for the section of County Road 22 between County Road 19 (Manning Road) and County Road 25 (Puce Road) whereby new accesses to County Road 22 beyond those conceptually identified on Schedule "D.2" of this Plan, will not be permitted. New accesses, including those shown conceptually on Schedule "D.2", will require the approval of the County and the Town, and must demonstrate an overall benefit to the function of the County Road 22 corridor. The County Engineer

will recommend to County Council that By-law 64-2102 be amended to permit a new access if the appropriate studies have been completed and it is determined (subject to peer review) that there will be an overall benefit to the function of the County Road 22 corridor.

- iii) Subject to the approval of the County, and in consultation with the Town, limited direct access to County Road 22 east of County Road 25 (Puce Road) may be permitted through the application of shared/consolidated accesses, site interconnection, and the proper development of the local/internal road and driveway network.
- iv) Parking areas should be located at the rear and/or side of buildings. The location of primary parking areas within the front yard is not permitted.
- v) The policies of Section 3.4.2.1 provide further guidance with respect to the transportation and access requirements for lands in the vicinity of County Road 22, Advance Boulevard and Croft Drive.

d) Implementation

- i) Development applications and land use decisions will be consistent with the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines, as well as the County of Essex policies and guidelines.
- ii) The County of Essex has jurisdiction over County Road 22 as the road authority and as such maintains control of the right-of-way including, but not limited to, lane configuration, access, setbacks and traffic management. Development is subject to County of Essex By-laws 2480, 2481 and 64-2012, as may be amended from time to time. The Town will pursue consultations with the County in advance of any County proposals to revise or establish new requirements which affect roads in the Town which are within the jurisdiction of the County.
- iii) Development applications which do not meet the intent of the policies of the Plan, including Section 3.4.3 b) i) and ii), and the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines, will only be considered when accompanied by a Master Site Plan which illustrates how the site may be intensified and built-out over time, consistent with these policies and guidelines. Consideration should be given to the interim and future placement of buildings, driveway accesses, future road network, parking areas, site circulation and the location/sizing of infrastructure and utilities, among other matters.
- iv) Development applications within the Corridor may be supported by an Urban Design Study, at the discretion of the Town, as identified in Section 8.3.11 c) of the Plan, which demonstrates how the policies of Section 4.2.1 of the Plan and the Corridor Transformation Strategy –

County Road 22 Special Planning Area Design Guidelines have been addressed.

- v) The lands identified as Site-Specific Policy Area 3.4.3.1 on Schedule C.11 are subject to the land use compatibility and built form policies of S.3.4.3 of the Official Plan and the guidelines of the Corridor Transformation Strategy – County Road 22 Special Planning Area, in addition to the following:
  - a) the implementing zoning by-law amendment shall establish an appropriate transition area from the rear lot line of the existing residential dwellings fronting Heritage Garden Crescent and the future mixed use area. Land uses within this transition area shall be limited to residential and accessory uses only through the implementing zoning by-law amendment.”

Dated at Essex, Ontario this 10th day of October, 2013



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

AMENDMENT No. 3  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF LAKESHORE

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AMENDMENT No. 3  
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 Schedules constitutes Amendment No. 3 to the Official Plan for the Town of 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. 3 is to implement the planning and land use directions resulting from the County Road 22 Special Planning Area Corridor Study. The Amendment pertains to all lands within the County Road 22 Special Planning Area and affects certain lands on the periphery of the Special Planning Area where minor boundary adjustments have been made to the Special Planning Area.

Basis of the Amendment

Section 3.3.9 and 3.4.3 of the Town of Lakeshore Official Plan establishes the basis for the preparation of a Corridor Study and provides policy guidance for the preparation of the Corridor Study for the County Road 22 Special Planning Area. County Road 22 is envisaged as a higher intensity mixed use and future transit supportive corridor extending across the Maidstone and Belle River Urban Areas. The Mixed Use Corridor provides a strategic corridor and connection between the Belle River Historic Downtown, the proposed Wallace Woods New Primary Node, and the Lakeshore West Mixed Use Node. Growth within the corridor will occur through infilling, intensification and redevelopment and the development of vacant and/or underutilized lands. Official Plan Amendment No. 3 and the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines will provide more detailed land use and urban design guidance to direct and manage development within the County Road 22 Corridor.

PART "B" - THE AMENDMENT

Details of the Amendment

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

1. Schedule "A" Community Structure, Schedule "C.1" Land Use (Rural Area), Schedule "C.2" Land Use (Belle River), Schedule "C.3" Land Use (Emeryville), Schedule "C.4" Land Use (Russell Woods), Schedule "C.5" Land Use (Wallace Woods), Schedule "C.6" Land Use (Patillo/Advance), and Schedule "C.7" Land Use (Amy Croft/Manning Road), for the Town of Lakeshore Official Plan, as amended, is hereby further amended as shown on Schedule "A" Community Structure, Schedule "C.1" Land Use (Rural Area), Schedule "C.2" Land Use (Belle River), Schedule "C.3" Land Use (Emeryville), Schedule "C.4" Land Use (Russell Woods), Schedule "C.5" Land Use (Wallace Woods), Schedule "C.6" Land Use (Patillo/Advance), and Schedule "C.7" Land Use (Amy Croft/Manning Road), attached hereto and forming part of this amendment.
2. Schedule "C.11" Land Use (County Road 22 Special Planning Area) is added to the Town of Lakeshore Official Plan.
3. Section 1.2 (Schedules) of the Town of Lakeshore Official Plan is hereby amended by adding "Schedule "C.11" Land Use (County Road 22 Special Planning Area)", following Schedule "C.10" Land Use (Comber)."
4. ~~Section 3.3.9 of the Town of Lakeshore Official Plan is hereby amended by deleting Section 3.3.9 in its entirety and replacing it with the following:~~

~~"3.3.9 County Road 22 Mixed Use Corridor~~

NO. 1 MODIFICATION  
UNDER SECTION 17(34) OF  
THE PLANNING ACT.

SEE DECISION  
OCTOBER 10, 2013

~~County Road 22 is envisaged as a higher intensity mixed use and future transit supportive Corridor extending across the Maidstone and Belle River Urban Areas. The Mixed Use Corridor provides a strategic corridor and connection between the Belle River Historic Downtown, the proposed Wallace Woods New Primary Node, and the Lakeshore West Mixed Use Node. Growth within the corridor will occur through infilling, intensification and redevelopment and the development of vacant and/or underutilized lands.~~

~~The following policies will apply to the County Road 22 Mixed Use Corridor:~~

~~a) The County Road 22 Mixed Use Corridor is conceptually illustrated on Schedule "A".  
The County Road 22 Mixed Use Corridor is intended to accommodate a mix of commercial, retail, office-related employment, residential and community uses.~~

~~b) The County Road 22 Mixed Use Corridor is identified as a Special Planning Area and a Corridor Study has been undertaken to provide more detailed land use and design guidance for the development of the County Road 22 Corridor, as outlined in Section 3.4.3.~~

~~c) Where lands within the County Road 22 Corridor are identified as a Primary Node, the policies of Section 3.3.6 will apply.~~

~~d) Where lands within the County Road 22 Corridor are identified as a Mixed Use Node, the policies of Section 3.3.8 will apply.~~

MODIFICATION  
NO. 1  
UNDER SECTION 17(24) OF  
THE PLANNING ACT.

SEE DECISION  
OCTOBER 10, 2013

~~e) The Town will encourage infill, intensification and redevelopment and the development of vacant and/or underutilized lands.~~

~~f) The Town will encourage medium density residential uses and mixed use buildings in a variety of built forms.~~

~~g) The Town will promote future public transit opportunities along the corridor by encouraging transit supportive densities, transit supportive land uses and transit supportive site design. The Town will pursue opportunities for a local and regional public transit system with neighbouring municipalities, the County and transit providers.~~

~~h) The Town will work with the Business Improvement Association in Belle River to evaluate extending the boundaries of the Central Area Designation to match the boundaries of the Business Improvement Area in Belle River.~~

~~5. Section 3.4.3 of the Town of Lakeshore Official Plan is hereby amended by deleting Section 3.4.3 in its entirety and replacing it with the following:~~

MODIFICATION  
NO. 2  
UNDER SECTION 17(34) OF  
THE PLANNING ACT.

SEE DECISION  
OCTOBER 10, 2013

~~"3.4.3 County Road 22 Corridor Special Planning Area~~

~~As indicated in Section 3.3.9, the County Road 22 Corridor has been established as a Special Planning Area and a Secondary Plan and Corridor Transformation Strategy has been prepared to provide more detailed land use and design guidance for the development of the Corridor. In addition to the policies of Section 3.3.9, the following provides~~

~~specific land use and built form policies for directing growth and development within the County Road 22.~~

The following policies will apply to the County Road 22 Mixed Use Corridor:

- a) Land Use
  - i) Schedule C.11 designates the lands within the County Road 22 Corridor and provides specific built form guidance to direct growth and development within the Corridor.
  - ii) Development within the Corridor will be subject to the policies of the respective Land Use Designation in Section 6.0 which apply to the subject lands.
  - iii) Development within the Corridor will be further subject to the policies of Section 3.3.9 of this Plan. Servicing within the Corridor is dependent upon the particular Settlement Area and will be subject to the policies of Section 7.3.
  - iv) Development within the Corridor will be subject to the policies of Section 5.0 and Schedule "B" to determine any natural resources, Natural Heritage Features and functions, which may be a constraint to development.
  - v) The Town will ensure appropriate land use and built form compatibility between adjacent uses through transitions in building heights, massing, siting, landscaping and buffering measures.
  
- b) Built Form
  - i) Where a Continuous Street Frontage is identified on Schedule C.11, a minimum of 75% of the length of the lot frontage will be occupied by building frontages within a building setback zone of 0 to 3 metres from the right-of-way, and subject to any County setback requirements.
  - ii) Where an Intermittent Street Frontage is identified on Schedule C.11, a minimum of 50% of the length of the lot frontage will be occupied by building frontages within a building setback zone of 0 to 10 metres from the right-of-way, and subject to any County setback requirements.
  - iii) Medium profile building heights of 2 to 3 storeys are encouraged within the Mixed Use Designation. A minimum building height of 2 storeys is encouraged particularly within the Mixed Use Designation.
  - iv) The Town will accommodate interim built forms while not precluding the ~~future intensification and redevelopment of lands within the Corridor to~~

MODIFICATION  
NO. 2  
UNDER SECTION 17(24) OF  
THE PLANNING ACT.  
SEE DECISION  
OCTOBER 10, 2013

achieve the ultimate built form, through appropriate development phasing over the long-term.

- v) Buildings should be oriented towards County Road 22 with primary entrances facing the street and providing access to the street.
- vi) The Town will ensure a high quality of urban design along the corridor which may include special boulevard treatments, streetscaping, plantings, signage controls and the provision of street furniture, in consultation with the County as appropriate and necessary, and in accordance with the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines.

c) Transportation, Parking and Access

- i) Schedule C.11 conceptually illustrates potential road connections to alleviate traffic constraints along County Road 22. Opportunities for additional east-west roads and potential connections to County Road 22 should be further assessed through more detailed transportation studies and through development application review.
- ii) Subject to the approval of the County, and in consultation with the Town, direct access to the corridor will be limited in favour of shared/consolidated access points.
- iii) Parking areas should be located at the rear and/or side of buildings. The location of primary parking areas within the front yard is not permitted.
- iv) The policies of Section 3.4.2.1 provide further guidance with respect to the transportation and access requirements for lands in the vicinity of County Road 22, Advance Boulevard and Croft Drive.

d) Implementation

- i) Development applications and land use decisions will be consistent with the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines, at the discretion of the Town.
- ii) Development applications which do not meet the intent of the policies of the Plan, including Section 3.4.3 b) i) and ii), and the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines, will only be considered when accompanied by a Master Site Plan which illustrates how the site may be intensified and built-out over time, consistent with these policies and guidelines. Consideration should be given to the interim and future placement of buildings, driveway accesses, future road network, parking areas, site circulation and the location/sizing of infrastructure and utilities, among other matters.

MODIFICATION  
NO. 2  
UNDER SECTION 17(2) OF  
THE PLANNING ACT.  
SGE Decision  
October 10, 2013

~~iii) Development applications within the Corridor may be supported by an Urban Design Study, at the discretion of the Town, as identified in Section 8.3.11 e) of the Plan, which demonstrates how the policies of Section 4.2.1 of the Plan and the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines have been addressed.~~

iv) The lands identified as Site-Specific Policy Area 3.4.3.1 on Schedule C.11 are subject to the land use compatibility and built form policies of S.3.4.3 of the Official Plan and the guidelines of the Corridor Transformation Strategy – County Road 22 Special Planning Area, in addition to the following:

a) the implementing zoning by-law amendment shall establish an appropriate transition area from the rear lot line of the existing residential dwellings fronting Heritage Garden Crescent and the future mixed use area. Land uses within this transition area shall be limited to residential and accessory uses only through the implementing zoning by-law amendment.”

NO. MODIFICATION  
2  
UNDER SECTION 17(24) OF  
THE PLANNING ACT.

SEE DECISION

OCTOBER 10, 2013

6. Section 3.4.5 Lakeshore West/Manning Road Special Planning Area, of the Town of Lakeshore Official Plan is hereby amended by adding the following policies:

“h) For the lands fronting County Road 22, located on the south side of County Road 22, west of West Pike Creek Road, the Lakeshore West/Manning Road Special Planning Area Secondary Plan will have consideration for the policies of Section 3.3.9 and Section 3.4.3, and the built form and urban design guidelines of the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines to ensure the development of a consistent streetscape and built form along this section of the County Road 22 Mixed Use Corridor.

i) The lands on the north side of Amy Croft Drive, within the Lakeshore West/Manning Road Special Planning Area, may be considered independently from the lands on the south side of County Road 22, through the preparation of a separate Secondary Plan in accordance with the policies of this Section.”

Schedules

Schedule "A" Community Structure  
Schedule "C.1" Land Use (Rural Area)  
Schedule "C.2" Land Use (Belle River)  
Schedule "C.3" Land Use (Emeryville)  
Schedule "C.4" Land Use (Russell Woods)  
Schedule "C.5" Land Use (Wallace Woods)  
Schedule "C.6" Land Use (Patillo/Advance)  
Schedule "C.7" Land Use (Amy Croft/Manning Road)  
Schedule "C.11" Land Use (County Road 22 Special Planning Area)

PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 3 but are included for information supporting the amendment.

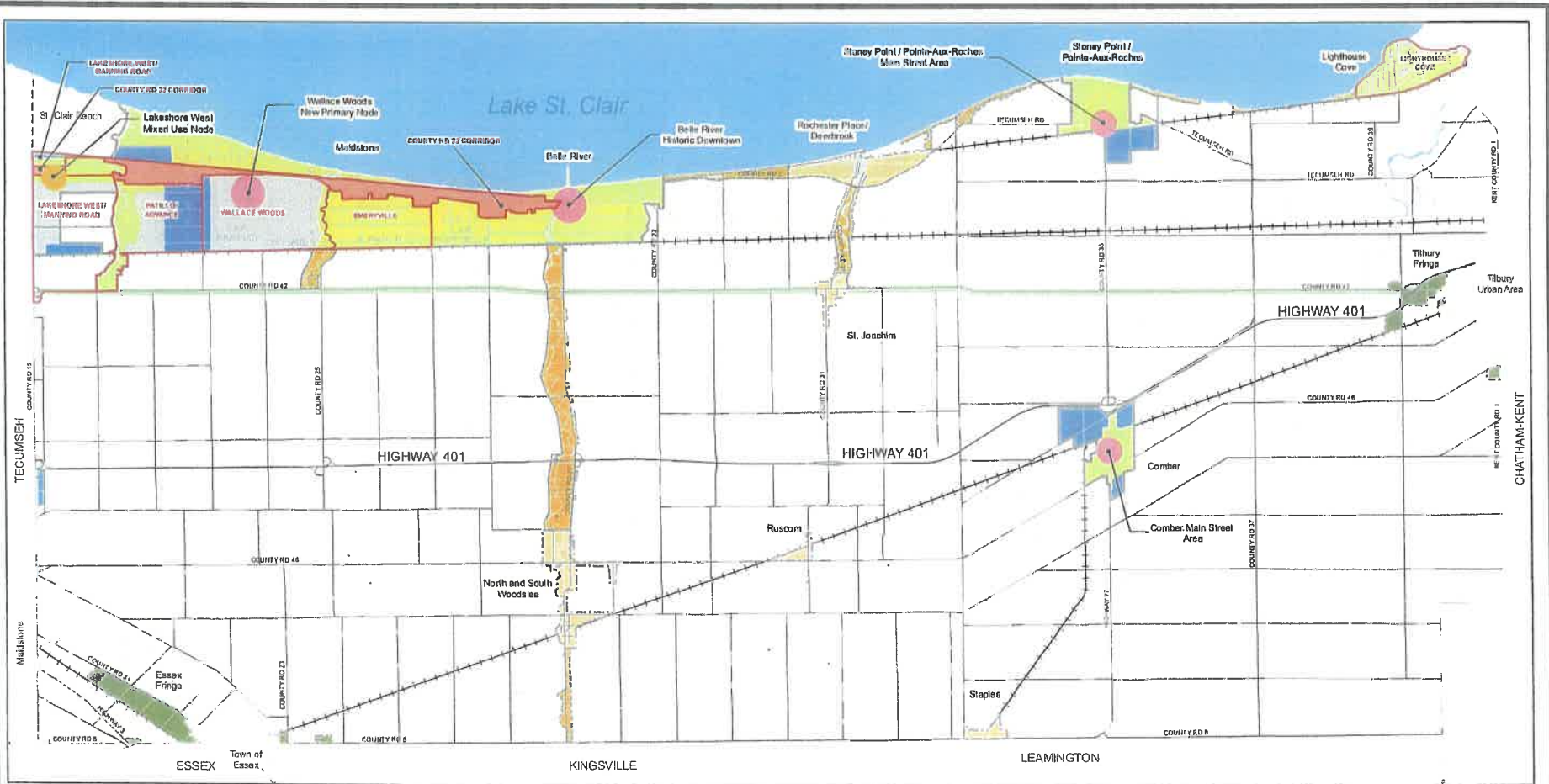
APPENDIX 1 – January 2012, Planning Report

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

APPENDIX 3 - Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines, January 2012

APPENDIX 4 - County Road 22 Corridor Special Planning Area: Master Plan – Discussion Report, February 2010

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**COMMUNITY STRUCTURE POLICY AREAS (SECTION 3.3)**

- Primary Node\*
- Secondary Node\*
- Mixed Use Node\*
- Agricultural Area
- Urban Reserve Area
- Urban Area
- Employment Area
- Hamlet Area
- Waterfront Area
- Urban Fringe Area

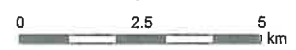
**SPECIAL PLANNING AREAS (SECTION 3.4)**

- Special Planning Area
- County Road 22 Mixed Use Corridor\*
- County Road 42 Regional Corridor\*

**LEGEND**

- Urban Area Boundary
- Hamlet Area Boundary
- Waterfront Area Boundary
- Urban Fringe Area Boundary
- Town Boundary

\*The Nodes and Corridors are conceptually illustrated and are not intended to define the geographical extent of the Nodes and Corridors. The geographic extent is defined by the Land Use Designations identified on Schedule "C".



Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.  
 Schedule "A" illustrates the community structure policy areas as discussed in Section 3.0 of the Official Plan. For specific Land Use Designations, refer to Schedule "C".

**Town of Lakeshore OFFICIAL PLAN**

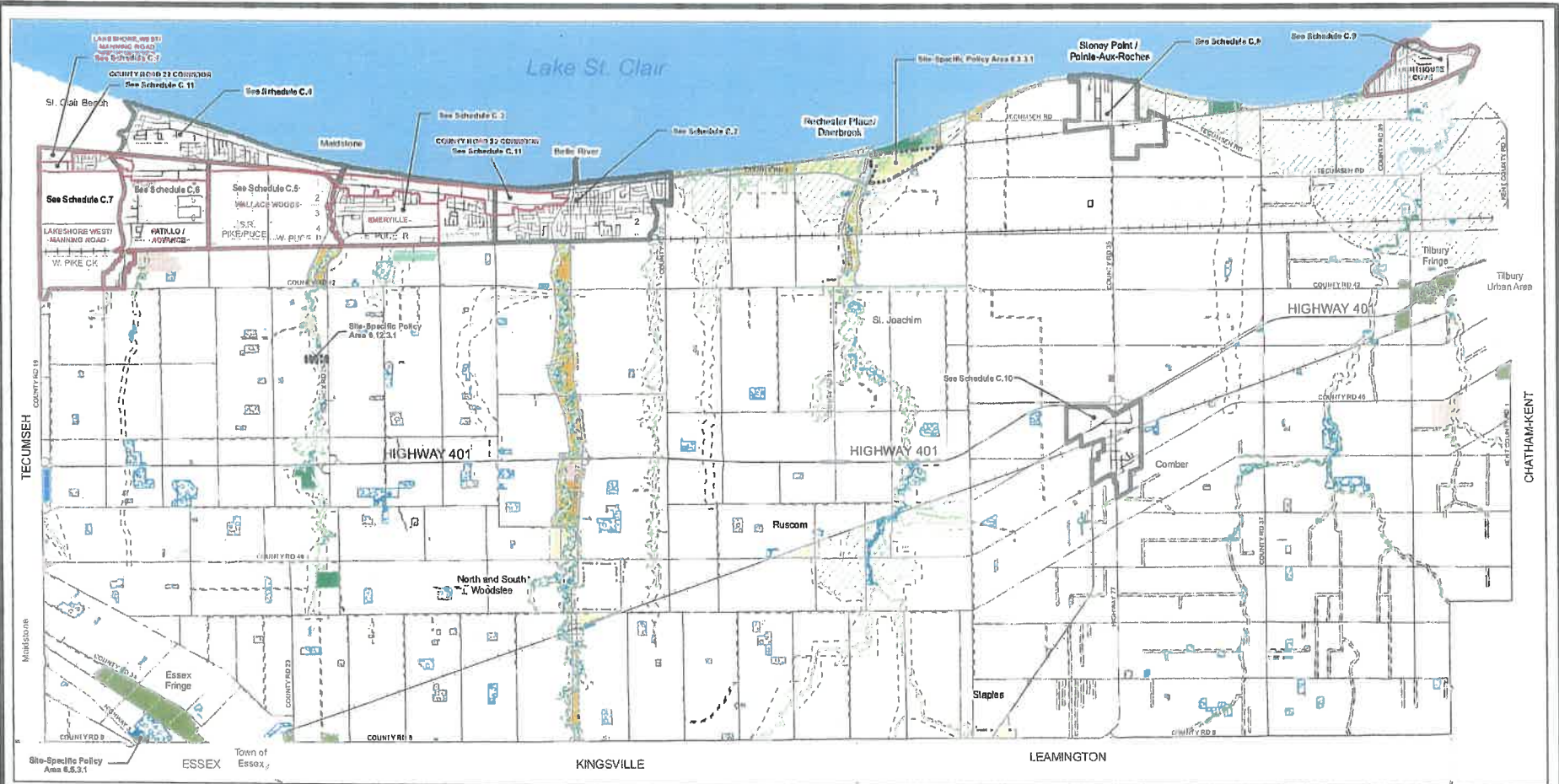


**SCHEDULE "A" COMMUNITY STRUCTURE**



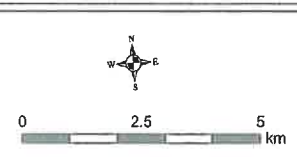
Revision Date: January 16, 2012

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LAND USE DESIGNATION (SECTION 6.0)	
	Agricultural Designation
	Hamlet Designation
	Waterfront Residential Designation
	Urban Fringe Designation
	Residential Designation
	Service Commercial Designation
	Recreational Commercial Designation
	Mixed Use Designation
	Central Area Designation
	Employment Designation
	Major Institutional Designation
	Natural Conservation Designation
	Parks and Open Space Designation
	Urban Reserve Designation

LEGEND	
	Urban Area Boundary
	Hamlet Area Boundary
	Waterfront Area Boundary
	Urban Fringe Area Boundary
	Town Boundary
	Site-Specific Policy Area
	Special Planning Area
	Lake St. Clair Floodprone Areas/ Inland Floodplain Development Control Area
	Limit of the Regulated Area
	Woodlands



Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Land Use Designations on this Schedule must be interpreted in conjunction with Schedule B.2 (Natural Heritage Features).

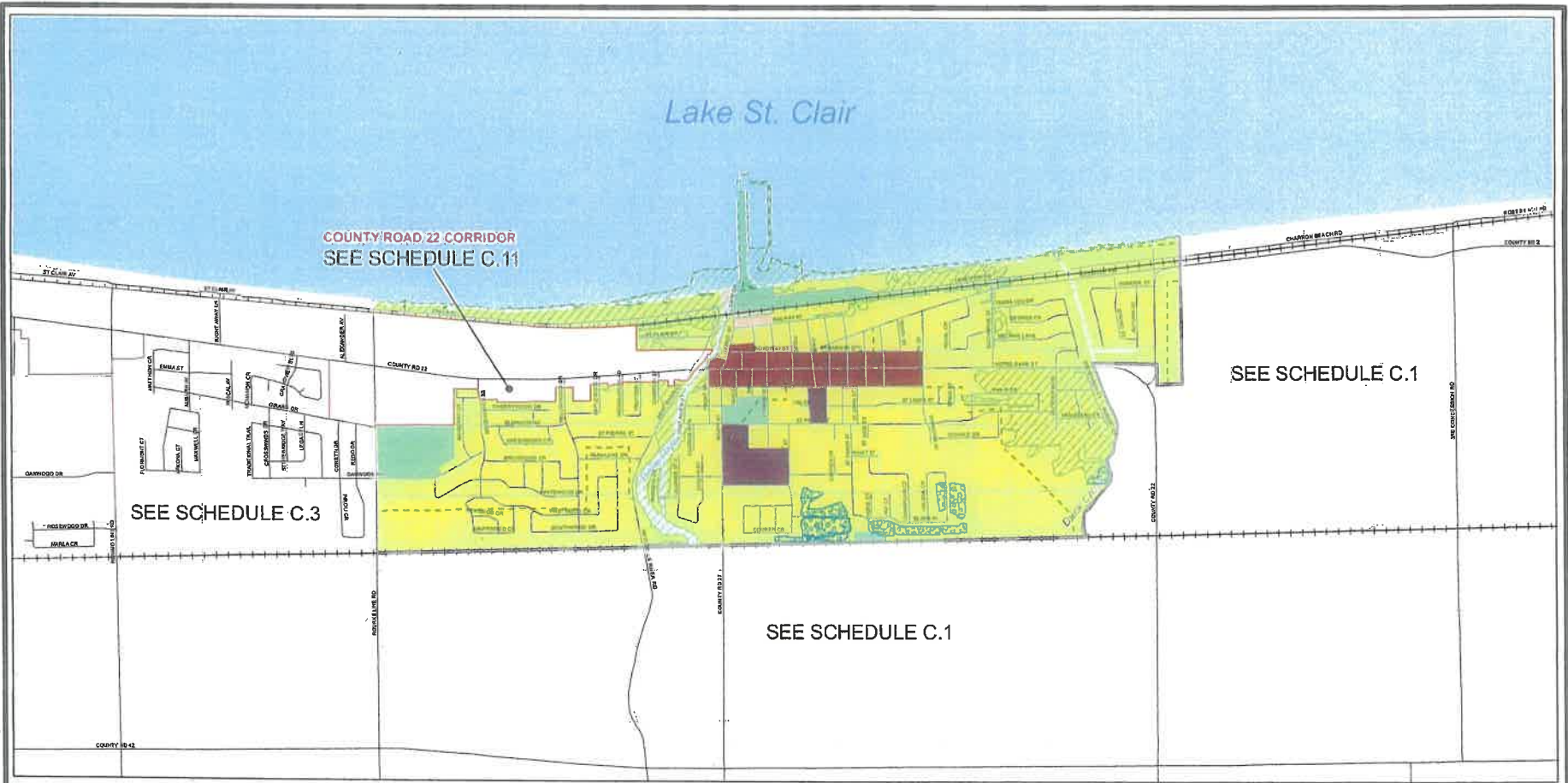
## Town of Lakeshore OFFICIAL PLAN

### SCHEDULE "C.1" LAND USE (RURAL AREA)



Revision Date: January 15, 2013

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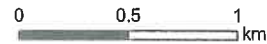


**LAND USE DESIGNATION (SECTION 6.0)**

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| Agricultural Designation            | Mixed Use Designation            |
| Hamlet Designation                  | Central Area Designation         |
| Waterfront Residential Designation  | Employment Designation           |
| Urban Fringe Designation            | Major Institutional Designation  |
| Residential Designation             | Natural Conservation Designation |
| Service Commercial Designation      | Parks and Open Space Designation |
| Recreational Commercial Designation | Urban Reserve Designation        |

**LEGEND**

- |                            |   |
|----------------------------|---|
| Urban Area Boundary        | Lake St. Clair Floodprone Areas/ Inland Floodplain Development Control Area |
| Hamlet Area Boundary       | Limit of the Regulated Area   |
| Waterfront Area Boundary   | Woodlands   |
| Urban Fringe Area Boundary | Candidate Provincially Significant Wetlands                                 |
| Town Boundary              | Site-Specific Policy Area   |
| Special Planning Area      |   |



Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Land Use Designations on this Schedule must be interpreted in conjunction with Schedule B.2 (Natural Heritage Features).

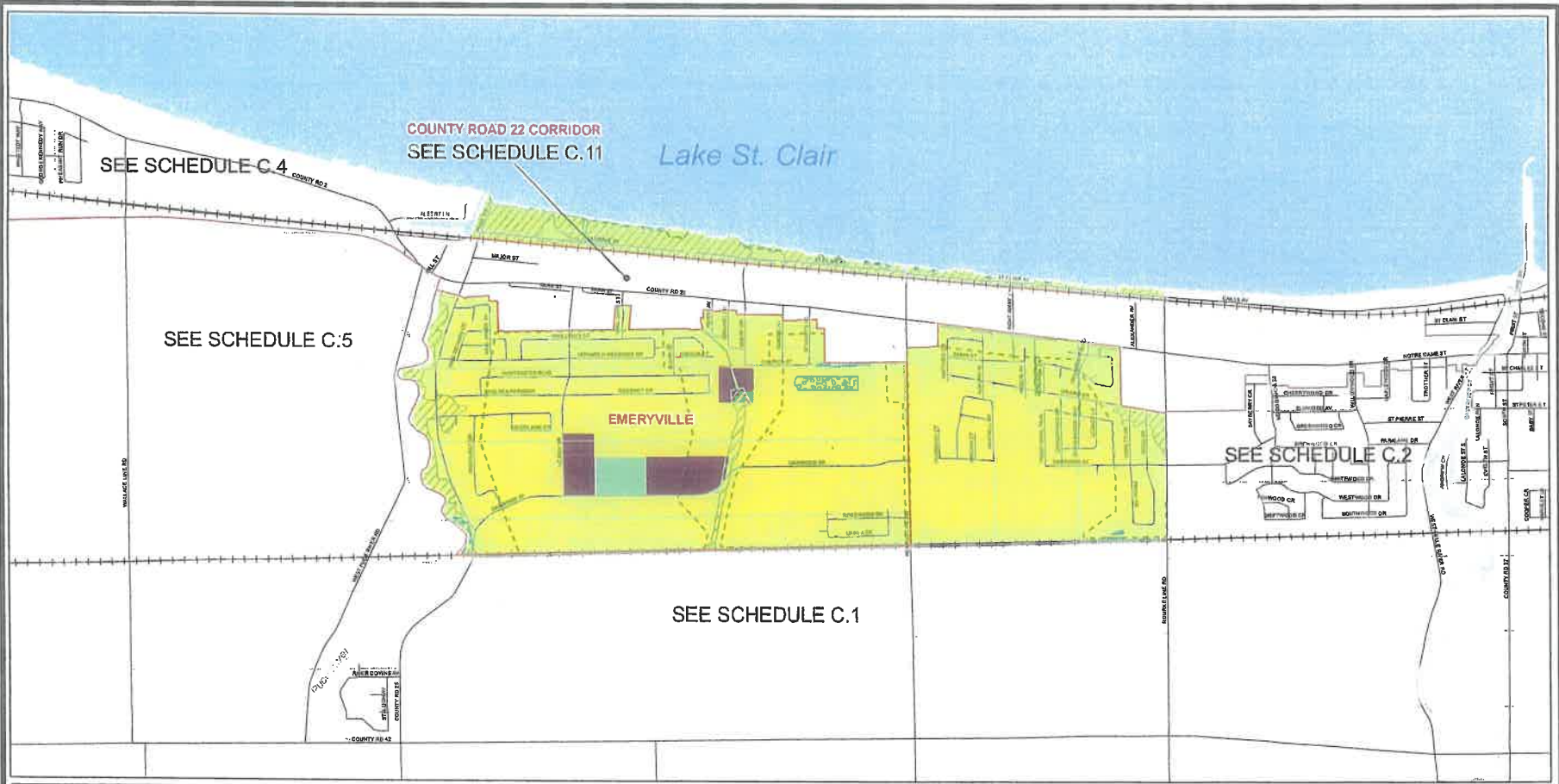
**Town of Lakeshore  
OFFICIAL PLAN**



**SCHEDULE "C.2" LAND USE  
(BELLE RIVER)**



Revision Date: January 10, 2012

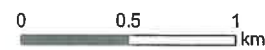


**LAND USE DESIGNATION (SECTION 6.0)**

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| Agricultural Designation            | Mixed Use Designation            |
| Hamlet Designation                  | Central Area Designation         |
| Waterfront Residential Designation  | Employment Designation           |
| Waterfront Residential Designation  | Major Institutional Designation  |
| Urban Fringe Designation            | Natural Conservation Designation |
| Residential Designation             | Parks and Open Space Designation |
| Service Commercial Designation      | Urban Reserve Designation        |
| Recreational Commercial Designation |                                  |

**LEGEND**

- |                            |  |
|----------------------------|--|
| Urban Area Boundary        | Lake St. Clair Floodprone Areas/<br>Inland Floodplain Development Control Area |
| Hamlet Area Boundary       | Limit of the Regulated Area  |
| Urban Fringe Area Boundary | Woodlands  |
| Waterfront Area Boundary   | Candidate Provincially Significant Wetlands                                    |
| Town Boundary              |  |
| Site-Specific Policy Area  |  |
| Special Planning Area      |  |



Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Land Use Designations on this Schedule must be interpreted in conjunction with Schedule 6.2 (Natural Heritage Features).

**Town of Lakeshore OFFICIAL PLAN**

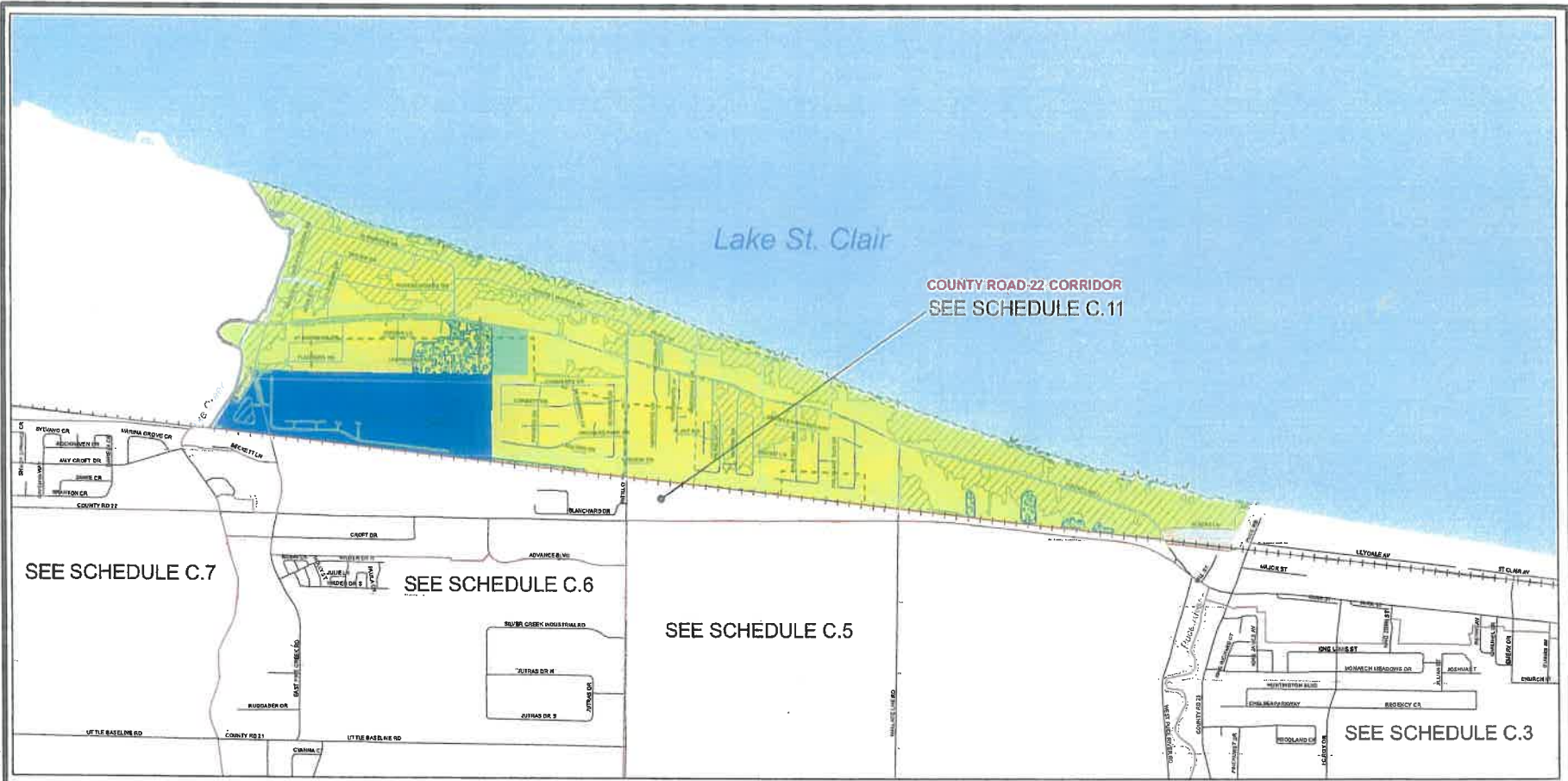


**SCHEDULE "C.3" LAND USE (EMERYVILLE)**



Revision Date: January 16, 2012

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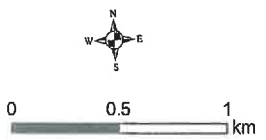


**LAND USE DESIGNATION (SECTION 6.0)**

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| Agricultural Designation            | Mixed Use Designation            |
| Hamlet Designation                  | Central Area Designation         |
| Waterfront Residential Designation  | Employment Designation           |
| Urban Fringe Designation            | Major Institutional Designation  |
| Residential Designation             | Natural Conservation Designation |
| Service Commercial Designation      | Parks and Open Space Designation |
| Recreational Commercial Designation | Urban Reserve Designation        |

**LEGEND**

- |                            |  |
|----------------------------|--|
| Urban Area Boundary        | Lake St. Clair Floodprone Areas/<br>Inland Floodplain Development Control Area |
| Hamlet Area Boundary       | Limit of the Regulated Area  |
| Waterfront Area Boundary   | Woodlands  |
| Urban Fringe Area Boundary | Candidate Provincially Significant Wetlands                                    |
| Town Boundary              |  |
| Site-Specific Policy Area  |  |
| Special Planning Area      |  |



Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Land Use Designations on this Schedule must be interpreted in conjunction with Schedule B.2 (Natural Heritage Features).

**Town of Lakeshore OFFICIAL PLAN**



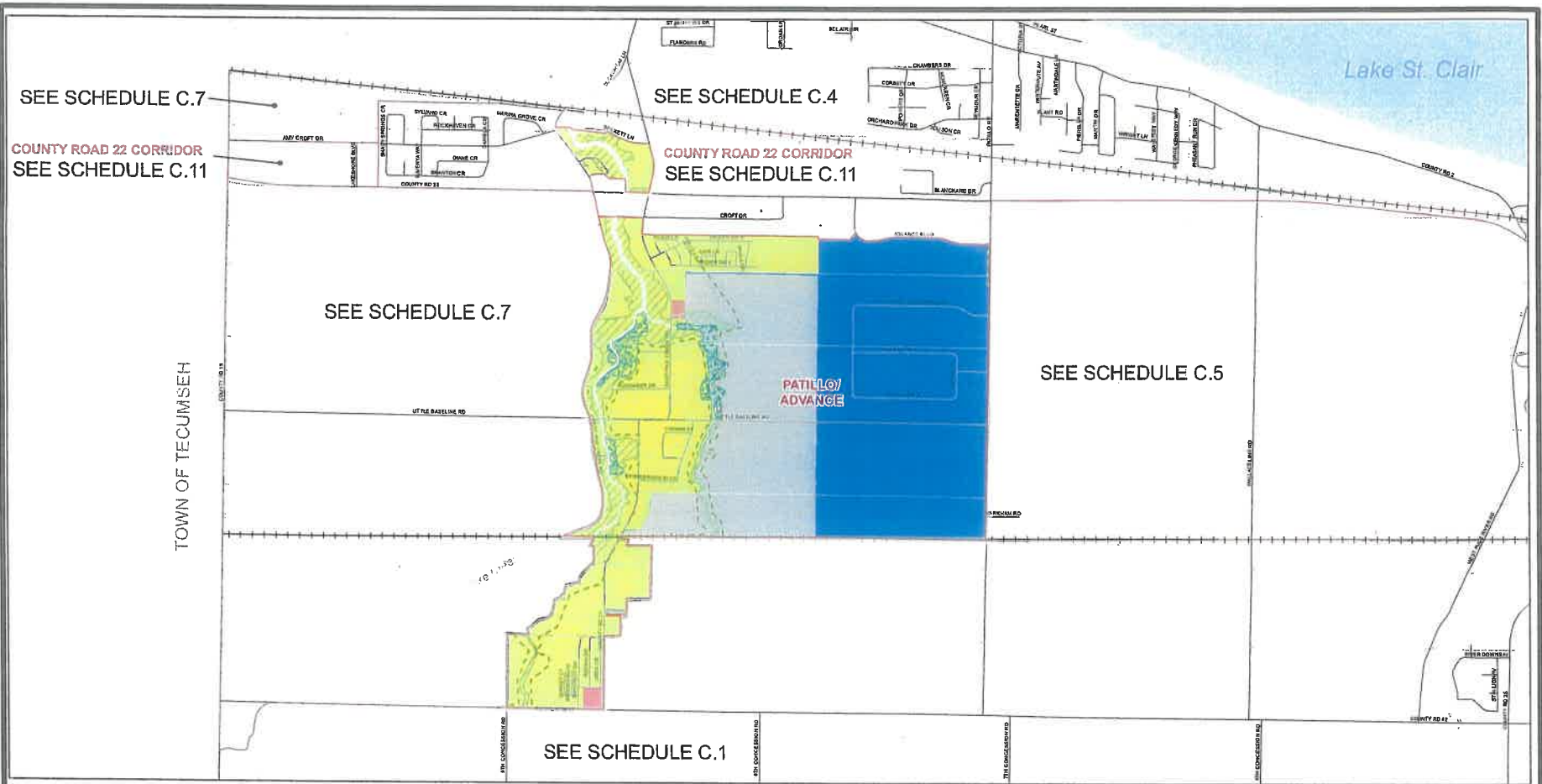
**SCHEDULE "C.4" LAND USE (RUSSELL WOODS)**



Revision Date: January 10, 2012



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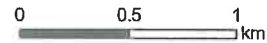


**LAND USE DESIGNATION (SECTION 6.0)**

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| Agricultural Designation            | Mixed Use Designation            |
| Hamlet Designation                  | Central Area Designation         |
| Waterfront Residential Designation  | Employment Designation           |
| Urban Fringe Designation            | Major Institutional Designation  |
| Residential Designation             | Natural Conservation Designation |
| Service Commercial Designation      | Parks and Open Space Designation |
| Recreational Commercial Designation | Urban Reserve Designation        |

**LEGEND**

- |                                 |  |
|---------------------------------|--|
| Urban Area Boundary             | Lake St. Clair Floodprone Areas/<br>Inland Floodplain Development Control Area |
| Hamlet Area Boundary            | Limit of the Regulated Area  |
| Waterfront Residential Boundary | Woodlands  |
| Urban Fringe Area Boundary      | Candidate Provincially Significant Wetlands                                    |
| Town Boundary                   |  |
| Site-Specific Policy Area       |  |
| Special Planning Area           |  |



Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Land Use Designations on this Schedule must be interpreted in conjunction with Schedule B.2 (Natural Heritage Features).

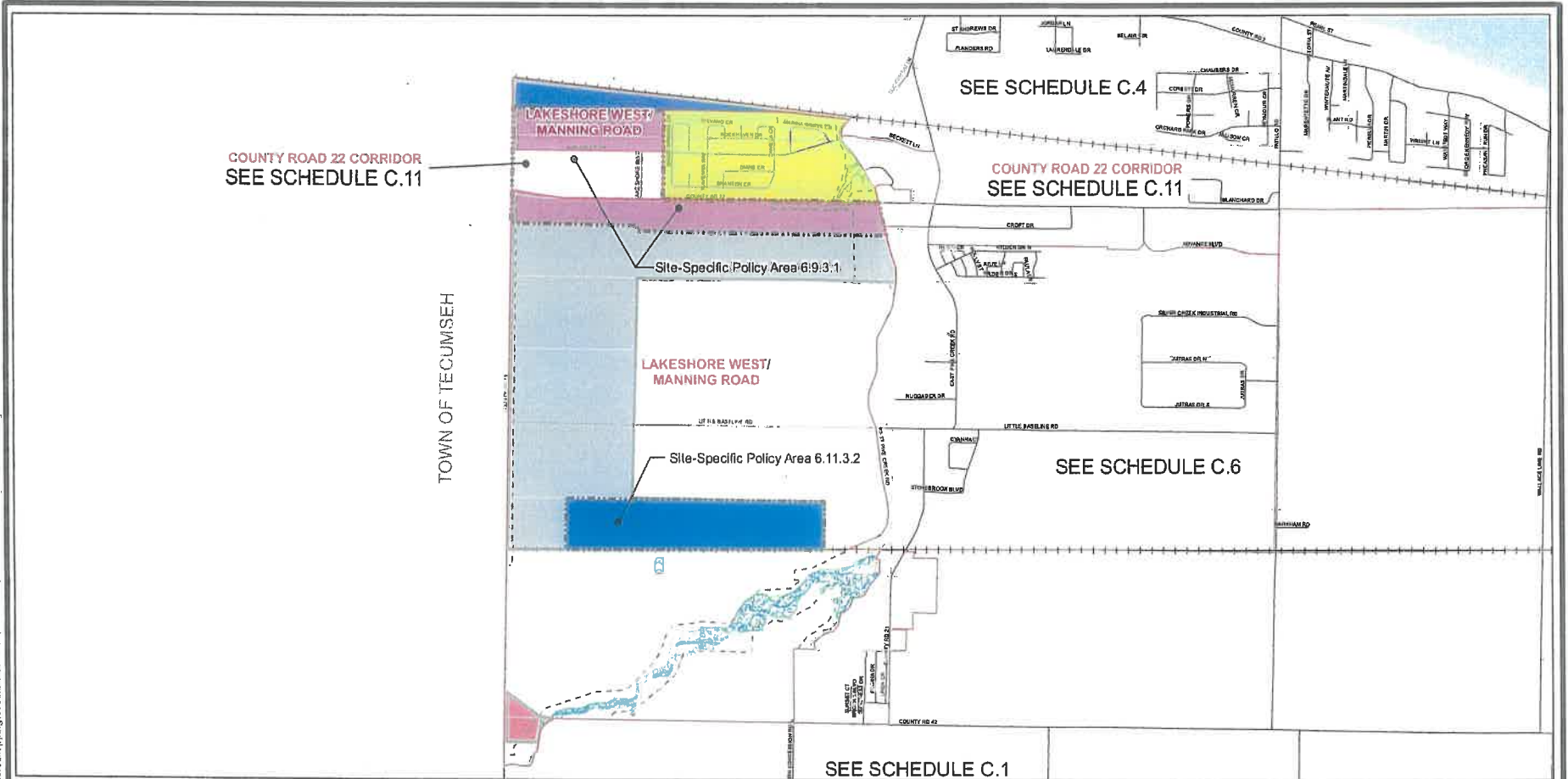
**Town of Lakeshore**  
**OFFICIAL PLAN**



**SCHEDULE "C.6" LAND USE**  
**(PATILLO/ADVANCE)**



Revision Date: January 10, 2012

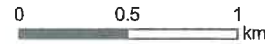


**LAND USE DESIGNATION (SECTION 6.0)**

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| Agricultural Designation            | Mixed Use Designation            |
| Hamlet Designation                  | Central Area Designation         |
| Waterfront Residential Designation  | Employment Designation           |
| Urban Fringe Designation            | Major Institutional Designation  |
| Residential Designation             | Natural Conservation Designation |
| Service Commercial Designation      | Parks and Open Space Designation |
| Recreational Commercial Designation | Urban Reserve Designation        |

**LEGEND**

- |                            |  |
|----------------------------|--|
| Urban Area Boundary        | Lake St. Clair Floodprone Areas/<br>Inland Floodplain Development Control Area |
| Hamlet Area Boundary       | Limit of the Regulated Area  |
| Waterfront Area Boundary   | Woodlands  |
| Urban Fringe Area Boundary | Candidate Provincially Significant Wetlands                                    |
| Town Boundary              |  |
| Site-Specific Policy Area  |  |
| Special Planning Area      |  |



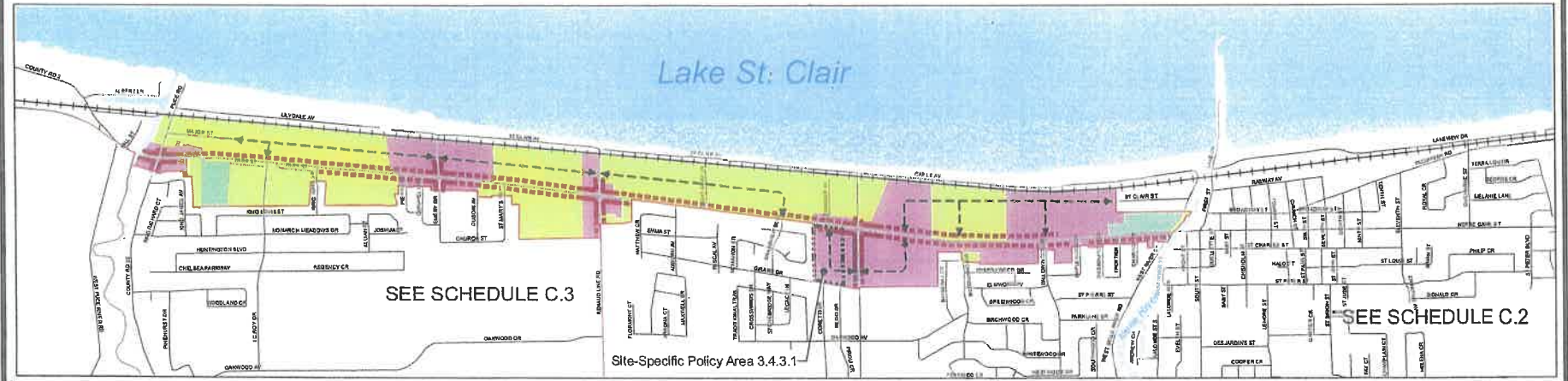
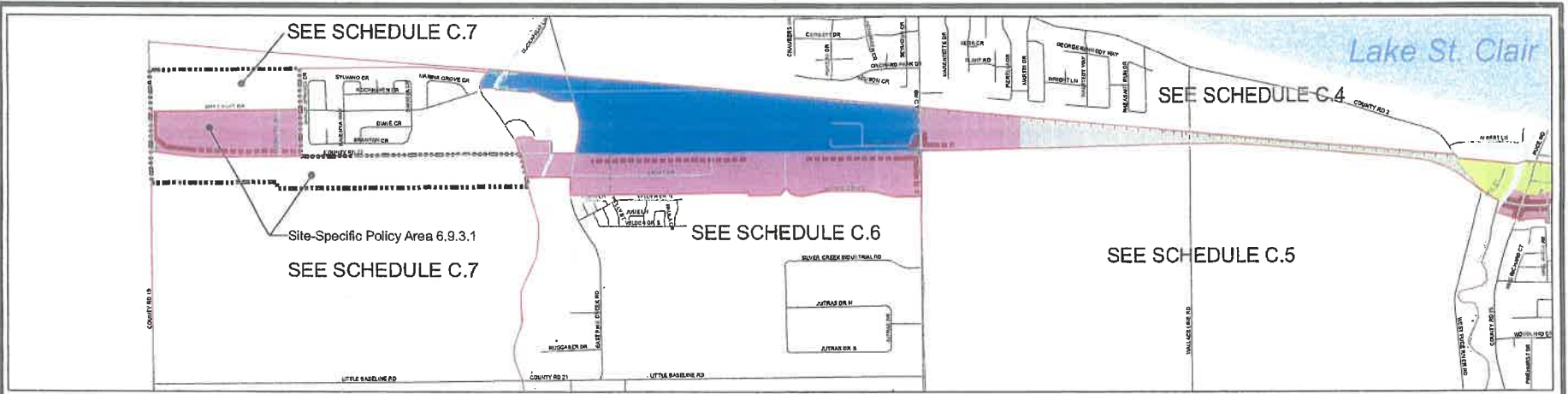
Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.  
Land Use Designations on this Schedule must be interpreted in conjunction with Schedule 5.2 (Natural Heritage Features).

**Town of Lakeshore OFFICIAL PLAN**  
**SCHEDULE "C.7" LAND USE (AMY CROFT / MANNING ROAD)**



Revision Date: January 18, 2012

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**LAND USE DESIGNATION (SECTION 6.0)**

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| Agricultural Designation            | Mixed Use Designation            |
| Hamlet Designation                  | Central Area Designation         |
| Waterfront Residential Designation  | Employment Designation           |
| Urban Fringe Designation            | Major Institutional Designation  |
| Residential Designation             | Natural Conservation Designation |
| Service Commercial Designation      | Parks and Open Space Designation |
| Recreational Commercial Designation | Urban Reserve Designation        |

**LEGEND**

- |                            |  |
|----------------------------|--|
| Urban Area Boundary        | Lake St. Clair Floodprone Areas/<br>Inland Floodplain Development Control Area |
| Hamlet Area Boundary       | Limit of the Regulated Area  |
| Waterfront Area Boundary   | Woodlands  |
| Urban Fringe Area Boundary | Candidate Provincially Significant Wetlands                                    |
| Town Boundary              | Continuous Street Frontage   |
| Site-Specific Policy Area  | Intermittent Street Frontage   |
| Special Planning Area      | Potential Road Connection  |



Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.  
 Land Use Designations on this Schedule must be interpreted in conjunction with Schedule B.2 (Natural Heritage Features).

**Town of Lakeshore**  
**OFFICIAL PLAN**



**SCHEDULE "C.11" LAND USE**  
**(COUNTY ROAD 22**  
**SPECIAL PLANNING AREA)**



Revision Date: January 10, 2012