

**THE CORPORATION OF THE
TOWN OF LAKESHORE
BY-LAW NO. 50-2014**

(Adoption of OPA 5 to the Town of Lakeshore Official Plan)
(962 Old Tecumseh Road – Puce Sports and Leisure Centre)

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. 5 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. 5 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 JUNE, 2014.



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 50-2014 for the Town of Lakeshore.



Dated this 10 day of June, 2014

Mary Masse, Clerk



Corporation of the County of Essex
Planning Services



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

August 6, 2014

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

Re: Official Plan Amendment No. 5
Town of Lakeshore
File No.: 37-OP-2014-003

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-2014-003
Municipality: Town of Lakeshore
Subject Lands: 962 Old Tecumseh Road

Date of Decision: August 6, 2014
Date of Notice: August 6, 2014
Last Date of Appeal: August 26, 2014

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. 5 to the Official Plan for the Town of Lakeshore, as adopted by By-law 50-2014.

Purpose and Effect of the Official Plan Amendment

The purpose of Official Plan Amendment No. 5 is to re-designate the subject lands from "Residential Designation" to "Mixed Use Designation". The re-designation will permit mixed uses (commercial and light employment) in accordance with Section 6.9 'Mixed Use Designation' of the Official Plan. The provision of mixed uses on the subject land would contribute to the supply of commercial and light employment land and support some of the everyday needs of the area residents. 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 # 5
Official Plan for the Town of Lakeshore
Subsection 17(34) of the Planning Act**

I hereby approve Amendment # 5 to the Official Plan for the Town of Lakeshore, as adopted by By-Law 50-2014.

Dated at Essex, Ontario this 6th day of August, 2014

ORIGINAL SIGNED

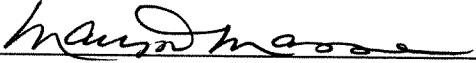
William J. King, MCIP, RPP
Manager, Planning Services
County of Essex

AMENDMENT No. 5
TO THE OFFICIAL PLAN FOR THE TOWN OF LAKESHORE

AMENDMENT NO.5 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. 5 to the Official Plan for the Town of Lakeshore.

Dated this 10 day of June, 2014



Mary Masse, Clerk

AMENDMENT No. 5
TO THE OFFICIAL PLAN
FOR THE TOWN OF LAKESHORE

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Appendix 1 – June 10, 2014 Planning Report attached to the Amendment.

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

AMENDMENT No. 5
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. 5 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. 5 is to permit Mixed Uses (commercial and light employment uses) in accordance with Section 6.9 'Mixed Use Designation' of the Official Plan. (See Map 1 for the location of the subject lands in the Town of Lakeshore).

The subject lands are proposed to be re-designated from a 'Residential Designation' to 'Mixed Use Designation'.

Basis of the Amendment

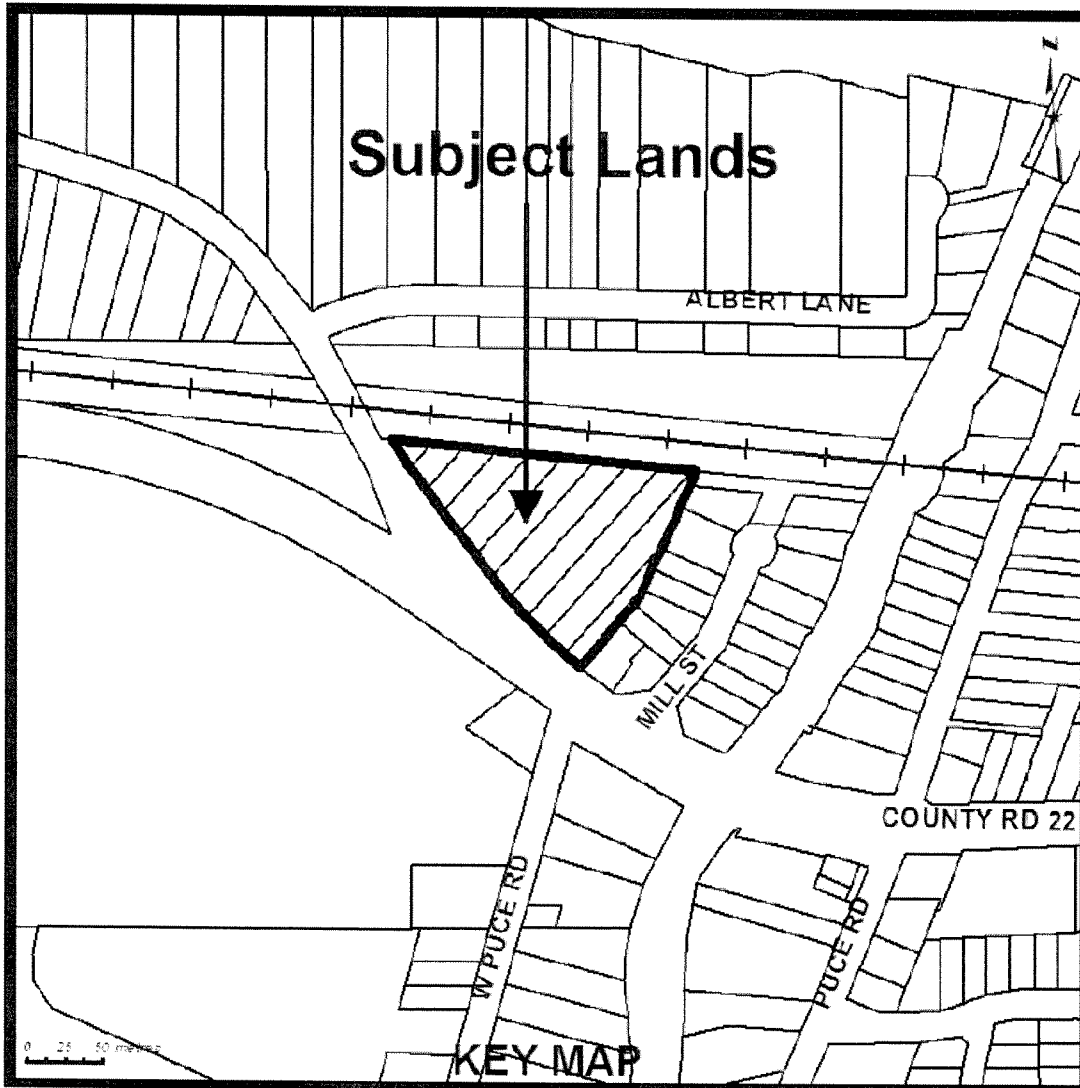
The provision of Mixed Uses on the subject lands would contribute towards the supply of commercial and light employment land and vacant buildings in the Town of Lakeshore and it would supply some of the everyday needs of the area residents. The subject property is large enough to accommodate Mixed Use development, but also small enough to be integrated into the adjacent residential area.

The Province supports intensification and infilling in the existing urban area and the re-designation provides commercial or light employment uses that is needed in area and contributes towards a sense of place by establishing a focal point for commercial and employment activity and furthers economic development opportunities in the Town of Lakeshore.

The proposed re-designation and re-zoning of the subject lands to Mixed Use is 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 intensification and re-development that is compatible with surrounding land uses and in our opinion is appropriate and represents good planning.

MAP 1

962 Old Tecumseh Road – Puce Sports and Leisure Centre



PART "B" - THE AMENDMENT

Details of the Amendment

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

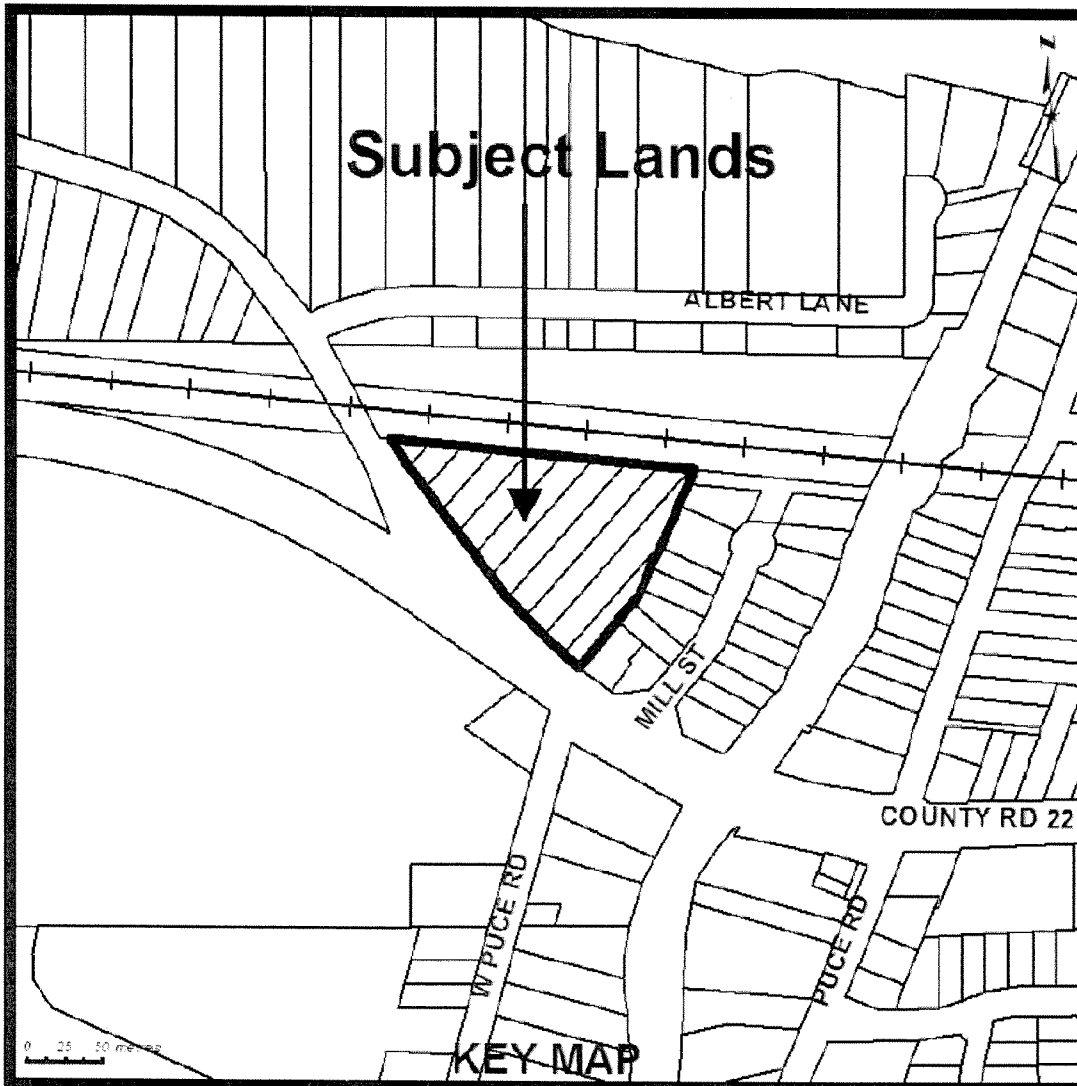
1. That Schedule "C.11" Land Use (County Road 22 Special Planning Area), as attached hereto and forming part of this amendment, is introduced to the Official Plan for the Town of Lakeshore.

Amendment To Schedule:

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

Town of Lakeshore Official Plan

**Re-designate the Subject Lands from ‘Residential Designation’ to
‘Mixed Use Designation’**



The following appendices do not constitute part of Amendment No. 5 but are included for information supporting the amendment.

APPENDIX 1 – June 10, 2014 Planning Report (attached).

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