



County of
Essex

FILE COPY

Office of the Manager, Planning Services

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

November 26, 2015

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

**Re: Official Plan Amendment No. 7
Town of Lakeshore
File No.: 37-OP-2014-006**

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

LAKE SHORE
O.P.A. #7

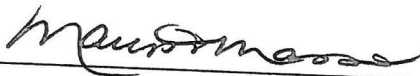
AMENDMENT No. 7

TO THE OFFICIAL PLAN FOR THE TOWN OF LAKESHORE

AMENDMENT NO. 7 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. 7 to the Official Plan for the Town of Lakeshore.

Dated this 14th day of October, 2014



Mary Masse, Clerk

I, <u>Mary Masse, Clerk</u>	OF THE
TOWN OF LAKESHORE DO HEREBY CERTIFY THIS DOCUMENT	
TO BE A TRUE COPY OF THE ORIGINAL	
<u>OPA #7 By-law 66-2014</u>	
SIGNED <u>Mary Masse</u>	DATED <u>Nov 7/14</u>

**THE CORPORATION OF THE
TOWN OF LAKESHORE
BY-LAW NO. 66-2014**

(Adoption of OPA 7 to the Town of Lakeshore Official Plan)
(Revisions to the servicing policies for Lighthouse Cove)

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 the 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. 7 to the Official Plan for the Town of Lakeshore, consisting of the attached revised text, 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. 7 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 14th DAY OF OCTOBER, 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 66-2014 for the Town of Lakeshore.



Mary Masse, Clerk

Dated this 14th day of October, 2014

DECISION

**With respect to Official Plan Amendment # 7
Official Plan for the Town of Lakeshore
Subsection 17(34) of the Planning Act**

I hereby modify and approve as modified Amendment # 7 to the Official Plan for the Town of Lakeshore, as adopted by By-Law 66-2014.

Modification #1

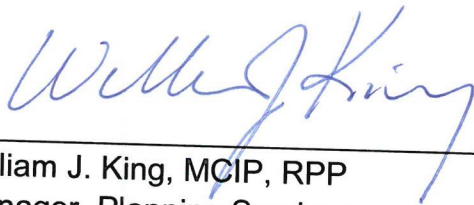
Item 1 is hereby deleted in its entirety and replaced with the following:

Item 1:

Clause (d) under Section 3.4.6, Lighthouse Cove Special Planning Area, is revised to be worded as follows:

- “(d) Long-term municipal servicing for Lighthouse Cove must be established prior to considering any further development, other than development of a single detached residence as infill or minor rounding out on existing lots of record, within the Urban area, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. For greater clarity, those lots for which full municipal servicing shall be required will be identified by use of the “h” – Holding Symbol in the Zoning By-law.”

Dated at Essex, Ontario this 2nd day of November, 2015



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

AMENDMENT No. 7
TO THE OFFICIAL PLAN
FOR THE TOWN OF LAKESHORE

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Appendix 1 – June 24, 2014 Planning Report attached to the Amendment.

Appendix 2 - The minutes from the July 15, 2014 public meeting held to consider this amendment attached to the Amendment.

Appendix 3 – September 26, 2014 Planning Report – SUPPLEMENTAL attached to this Amendment.

Appendix 4 – The minutes from the October 14, 2014 public meeting held to consider this amendment is attached to the Amendment.

AMENDMENT No. 7 TO THE
OFFICIAL PLAN FOR THE
TOWN OF LAKESHORE

STATEMENT OF COMPONENTS

PART "A" - PREAMBLE does not constitute part of this amendment.

PART "B" - THE AMENDMENT consisting of the following text constitutes an amendment to the Official Plan for the Town of Lakeshore, namely Amendment No. 7 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

1. Purpose

The purpose of this amendment is to revise the servicing policies for the Lighthouse Cove Special Policy Planning Area.

2. Location

This amendment consists of one part, which shall be known as Item 1. The servicing policies of the Lighthouse Cove Special Planning Area are revised.

3. Basis

It was the intent of the Lakeshore Official Plan when prepared to carry forward servicing policies for the Lighthouse Cove Special Planning Area from the former Township of Tilbury North Official Plan. In effect, these policies required full servicing infrastructure for the larger tracts of undeveloped areas within the Lighthouse Cove settlement area boundary, but would permit infill development on existing lots of record.

After the new Official Plan was approved, it was discovered that these larger tracts of land, consisting of a Judge's Plan dating back to the 1960's, were considered to be part of a registered plan of subdivision for the purposes of the Planning Act, meaning that there are several hundred undeveloped existing lots of record.

The relevant policy of the new Official Plan inadvertently permits single detached dwellings on any existing lot of record, while restricting any other type of development until full municipal services are available.

The intent of the revised policy is to permit single detached dwelling infill development on partial services on lots of record or as part of a minor rounding out, as permitted in the Provincial Policy Statement, but to restrict all development on all other lots of record until full municipal servicing is available.

PART "B" - THE AMENDMENT

All of this part of the document, entitled "Part B - The Amendment", consisting of revised text constitutes Amendment No. 7 to the Town of Lakeshore Official Plan.

Item 1:

Clause (d) under 3.4.6, Lighthouse Cove Special Planning Area, is revised to be worded as follows:

- "(d) Long-term municipal servicing for Lighthouse Cove must be established prior to considering any further development, other than development of a single detached residence as infill or minor rounding out on existing lots of record, within the Urban Area. For greater clarity, those lots for which full municipal servicing shall be required will be identified by use of the "h" – Holding Symbol in the Zoning By-law"

PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 7 to the Town of Lakeshore Official Plan, but are included for information supporting the amendment.

APPENDIX 1 – June 24, 2014, Planning Report (attached).

APPENDIX 2 - Minutes from the July 15, 2014 public meeting held to consider this amendment.

APPENDIX 3 – September 26, 2014, Planning Report – SUPPLEMENTAL (attached).

APPENDIX 4 – Minutes from the October 14, 2014 public meeting held to consider this amendment.