



March 9, 2020

Town of Lakeshore  
Attention : Ms. Kristen Newman  
Director of Legislative and Legal Services  
419 Notre Dame Street  
Lakeshore, ON N0R 1A0

**FILE COPY**

Dear Ms. Newman:

**Re: Official Plan Amendment No. 13  
Town of Lakeshore  
Amy Croft Secondary Plan  
File No.: 37-OP-2018-006**

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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,

**REBECCA BELANGER, MCIP, RPP**  
Manager, Planning Services

Enclosure

c.c. Kim Darroch, Town of Lakeshore  
Tammie Ryall, Town of Lakeshore  
Eric Boyd, MMAH

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📍 360 Fairview Ave. W.  
Suite # 302 Essex, ON N8M 1Y6

🌐 countyofessex.ca

# AMENDMENT No. 13

TO THE OFFICIAL PLAN FOR THE TOWN OF LAKESHORE

**Amy Croft Secondary Plan**

**August 7 2018**

I, Maureen Lesperance, Planning Coordinator OF THE  
TOWN OF LAKESHORE DO HEREBY CERTIFY THIS DOCUMENT  
TO BE A TRUE COPY OF THE ORIGINAL  
Official Plan Amendment No. 13 (Bylaw 92-2018)  
SIGNED M Lesperance DATED Aug. 27/2018

Maureen Theresa Marie Lesperance, a Commissioner, etc  
County of Essex, for the Corporation of the Town of  
Lakeshore Expires December 7 2020

**THE CORPORATION OF THE  
TOWN OF LAKESHORE  
BY-LAW NO. 92-2018**

(Adoption of OPA No. 13 to the Town of Lakeshore Official Plan)  
**(Amy Croft Secondary Plan)**


**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. 13 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. 13 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 7<sup>th</sup> DAY OF AUGUST, 2018.**

  
\_\_\_\_\_  
Tom Bain,  
Mayor

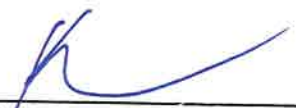
  
\_\_\_\_\_  
Kristen Newman,  
Director of Legislative and Legal  
Services/ Clerk

AMENDMENT NO. 13 TO THE OFFICIAL PLAN  
FOR THE TOWN OF LAKESHORE

**Amy Croft Secondary Plan**

I, Kristen Newman, Director of Legislative and Legal Services/ Clerk of the Town of Lakeshore, certify that this is a/the original/duplicate original/certified copy of Amendment No. 13 to the Town of Lakeshore Official Plan.

Dated this 9<sup>th</sup> day of August, 2018

  
\_\_\_\_\_  
Kristen Newman,  
Director of Legislative and Legal  
Services/ Clerk

# DECISION

**With respect to Official Plan Amendment No. 13  
Official Plan of the Town of Lakeshore  
Subsection 17(34) of the Planning Act**

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I hereby approve Amendment No. 13 to the Official Plan for the Town of Lakeshore,  
as adopted by By-Law 92-2018.

Dated at Essex, Ontario this 17th of January 2020



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

AMENDMENT NO. 13 TO THE OFFICIAL PLAN  
FOR THE TOWN OF LAKESHORE

**Amy Croft Secondary Plan**

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**AMENDMENT No. 13  
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. 13 to the Official Plan for the Town of Lakeshore.

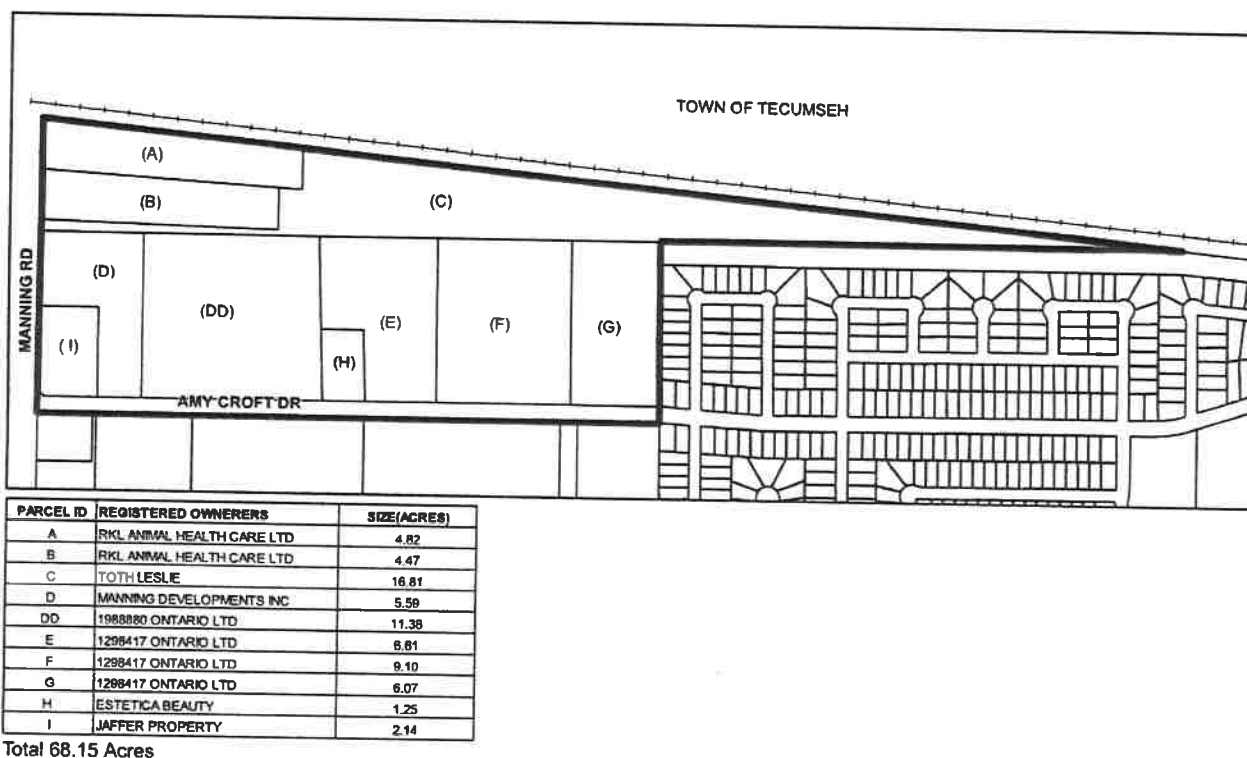
PART "C" – APPENDICES does not constitute part of this amendment. These appendices contain the background information and planning considerations associated with this amendment.

## PART "A" - PREAMBLE

### Purpose

The purpose of Official Plan Amendment No. 13 is to implement the planning and land use directions resulting from the Amy Croft Secondary Plan Planning Report. The Amendment pertains to certain lands within the Lakeshore West/Manning Road Special Planning Area, being those lands generally bound by Manning Road to the west, Amy Croft Drive to the south, the residential neighbourhood to the east, and the CN Rail mainline to the north.

The lands within the Amy Croft area, generally consist of commercial and retail uses, including restaurants, the Tecumseh Golf Centre, day spa, animal hospital, and vacant/underutilized lands. The lands subject to the Amy Croft Secondary Plan, total 68 acres (27.5 ha) in area, and are illustrated in Figure 1.



**Figure 1 – Amy Croft Secondary Plan Area**

The purpose of the Secondary Plan is essentially to update the planning framework, by identifying the planned road network and required improvements to ensure that development proceeds in a logical and phased manner, and introduce landowner cost sharing and coordination policies. The Secondary Plan will ensure that the costs associated with the required infrastructure improvements are equitably shared amongst the benefitting landowners, and allow the Town to review and respond to planning applications for the development of the Secondary Planning area.

### Basis of the Amendment

There are immediate pressures to develop existing and new properties in the Amy Croft Secondary Plan area. The increase in development interest in the Secondary Plan area has prompted the Town to undertake a detailed planning review of the area. This review has resulted in the preparation of the Amy Croft Secondary Plan. The objective of the Secondary Plan is to establish a policy framework from which to realize the Town's long term planning strategy for the study area and to provide the basis for future development to ensure the efficient use of land and infrastructure. A Secondary Plan is required to address transportation needs for the area, a servicing strategy and a framework for landowner coordination and cost sharing. The Secondary Plan will establish a connected road system to increase connectivity and guide future development.

For background information, refer to the Amy Croft Secondary Plan Planning Report prepared by WSP Canada Group Limited (Appendix 1) and supporting background studies, including: the Amy Croft Drive Transportation Study Update, September 19, 2017, and Addendum to the Amy Croft Drive Transportation Study Update, October 10, 2017 prepared by the IBI Group (Appendix 2) and the Assessment for the Infrastructure Component of the Amy Croft Secondary Plan Study, August 30, 2017 (Appendix 3) prepared by Stantec Consulting Limited.

Section 3.4.5 of the Town of Lakeshore Official Plan establishes the basis for the preparation of a Secondary Plan for the Lakeshore West/Manning Road Special Planning Area. The policies pertaining to the Lakeshore West/Manning Road Special Planning Area are primarily intended to provide guidance in the preparation for a Secondary Plan for the area designated as Urban Reserve Area, south of County Road 22, and the potential for designation of additional employment lands within this area. Development within the existing land use designations is permitted in accordance with the policies of Section 6.0, which includes lands designated Mixed Use and Employment in the Amy Croft Secondary Plan Area. The policies provide that a Transportation Study will be undertaken to make recommendations on required improvements to the road network including access to the Special Planning Area. Access to Manning Road and the associated development will be undertaken in accordance with the recommendations of the Manning Road Environmental Assessment. This is particularly relevant to the preparation of the Secondary Plan for the Amy Croft Area.

The amendment removes the subject lands from the Lakeshore West / Manning Road Special Planning Area and includes them within the Amy Croft Special Planning Area.

## **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 "D.1" Road Classification (Rural Area) and Schedule "D.2" Road Classification (Maidstone and Belle River Urban Areas) of the Town of Lakeshore Official Plan is hereby amended by revising the Road Classifications as shown on Schedule "1" Amy Croft Secondary Plan.
2. Schedule "A" Community Structure, Schedule "C.1" Land Use (Rural Area), and Schedule "C.7" Land Use (Amy Croft / Manning Road) of the Town of Lakeshore Official Plan is hereby amended by replacing "Lakeshore West / Manning Road" with "Amy Croft", in so much as it relates to the lands bound by Manning Road to the west, Amy Croft Drive to the south, the residential neighbourhood to the east, and the CN Rail mainline to the north.
3. Section 3.4 is hereby amended by adding "g) Amy Croft Special Planning Area" following item "f)" of the second paragraph.
4. Section 3.4 of the Town of Lakeshore Official Plan is hereby amended by adding a new Section 3.4.7 as follows:

#### **"3.5.4.1 Amy Croft Secondary Plan**

The Amy Croft Secondary Plan area includes those lands bound by Manning Road to the west, Amy Croft Drive to the south, the residential neighbourhood to the east, and the CN Rail mainline to the north. The following policies will provide guidance with respect to transportation, access and servicing requirements and landowner coordination and cost sharing in the Amy Croft Secondary Plan area:

#### ***Transportation, Access and Servicing***

- a) The existing and planned road network is shown on Schedule "D.2" Road Classification (Maidstone and Belle River Urban Areas) and the policies of Section 7.2 apply. An Urban Commercial/Employment Collector Road (Lanoue Street extension), will be constructed to connect Manning Road to the Commercial Boulevard extension, as generally shown on Schedule "D.2". Commercial Boulevard, an Urban Commercial/Employment Collector Road will be extended to connect to the Lanoue Street extension. The roads and road improvements will be constructed in phases as "build out" or future development in the area warrants the construction of the roads and road improvements. An Environmental Site Assessment shall be required to determine the location of the Lanoue Street extension.
- b) Future development will be phased to provide for orderly development and shall be coordinated with road and infrastructure improvements and the extension of municipal services. Development will only be permitted when applicable road improvements and internal roadway connections are made that provide the roadway capacity and road improvements to support additional traffic, to the satisfaction of the Town. A Traffic Impact Study will be required for a new development proposal.
- c) The need for a Traffic Impact Study to support a proposed development may be required at the discretion of the Town as outlined in the Town's Development Manual and will be in accordance with the Town of Lakeshore Corridor Management and Access Control Policy.

- d) The Town will consider further review of active transportation needs, and opportunities for potential bicycle lanes and/or multi-use path, in addition to sidewalks on both sides of Amy Croft Drive.
- e) The Secondary Plan area will continue to develop on municipal water and municipal sewage services in accordance with Table 7.1 Hierarchy of Sewage and Water Services and Section 7.3.1.1 Municipal Water and Sewage Services.
- f) A stormwater management study for the Secondary Plan area is required to determine the stormwater management requirements to serve the Secondary Plan area. The stormwater management study shall identify stormwater quality and quantity measures as necessary to control any increase in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Town and the Essex Region Conservation Authority. Stormwater management measures shall be installed based upon the recommendations of the stormwater management study, to the satisfaction of the Town and the Essex Region Conservation Authority. The necessary permits or clearances from the Essex Region Conservation Authority shall be required, prior to undertaking any required site alterations and/or construction activities.
- g) An Environmental Impact Assessment shall be required to assess the significance of any natural heritage features, prior to development or site alterations occurring within or adjacent to natural heritage features, in accordance with the policies of this Plan.

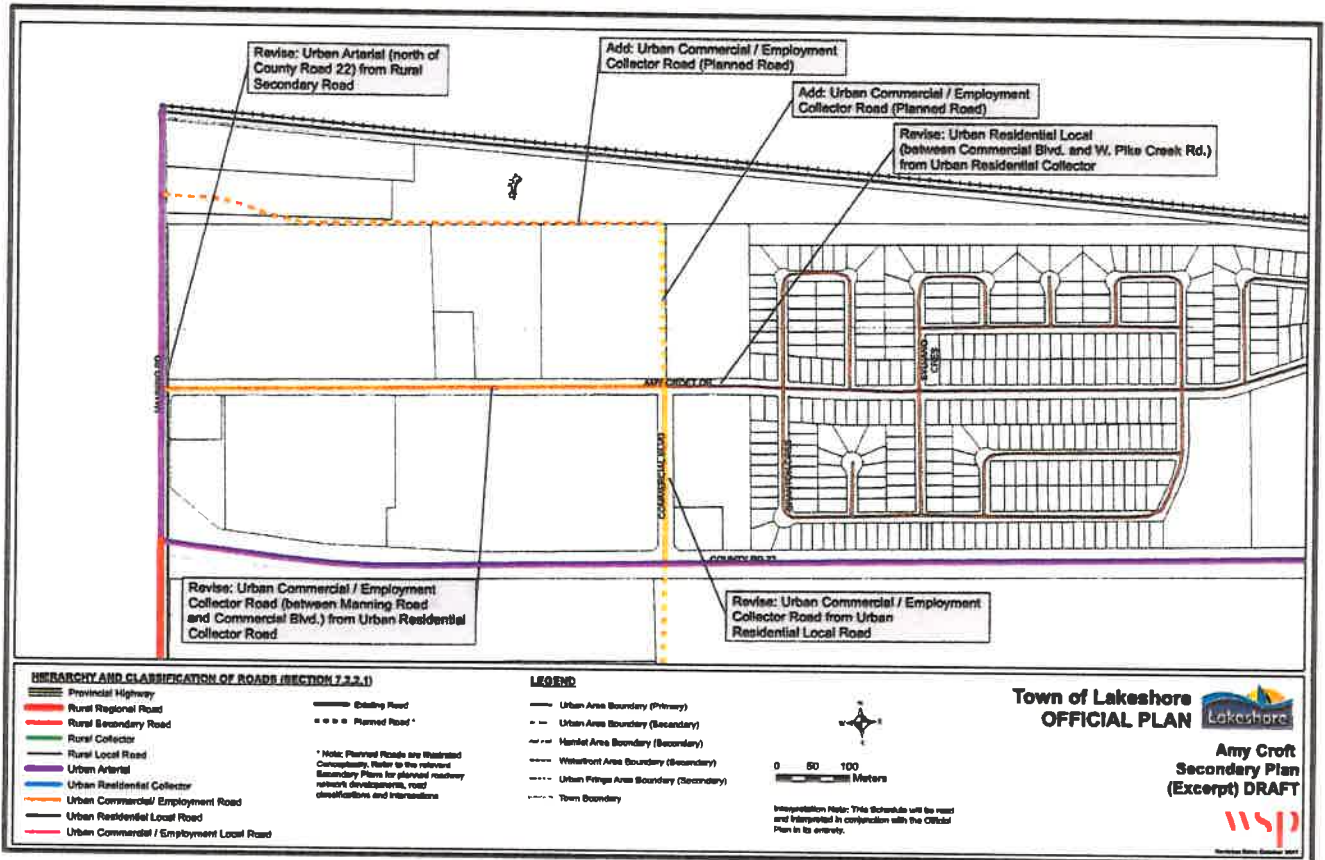
#### ***Landowner Coordination and Cost Sharing***

- h) In order to ensure appropriate and orderly development of the Amy Croft Secondary Plan area, and to ensure the costs associated with development are equitably distributed among all benefiting landowners, development within the Amy Croft Secondary Plan area shall only be permitted to proceed when the Town is satisfied that an appropriate cost sharing agreement or mechanism is in place. The Town may assume the role of facilitator to allow cost recovery to occur. Costs are to be recovered during the approval process for future developments and cost sharing is to be based on the phased development of the Amy Croft Secondary Plan area.
- i) As a condition of development approval, the Town shall require that appropriate arrangements have been made between the Town and/or benefitting landowners to require the equitable payment for the infrastructure or services which are required to serve development within the Secondary Plan area. Notwithstanding, the Town may continue to process development applications, but will not approve development until such time as the required cost recovery or cost sharing agreements are in place, to the satisfaction of the Town.
- j) For those facilities not of community wide benefit, costs will only be allocated to those landowners who are benefited by the specified work. This may be implemented through a condition of development or a development agreement.
- k) The Town shall be satisfied that the proposed developments are coordinated to ensure the appropriate provision and layout of roads, driveways and infrastructure to serve the Amy Croft Secondary Plan area, and generally in accordance with the road network established in Schedule "D.2".
- l) The Town may require a letter of clearance from the trustee of the landowners cost sharing group to confirm that the landowner is in good standing with the landowners group, as a condition of draft plan approval.

- m) The development of individual parcels of land should generally not be permitted in the absence of participation in a cost recovery or cost sharing agreement with the Town and/or benefitting landowners, as required.
- n) The cost sharing agreements may be registered on title for each participating landowner to ensure that the covenants and obligations of the cost sharing agreement survive any transfer of ownership of the specific parcel of land.”

## Schedules

### Schedule "1" Amy Croft Secondary Plan (Amendment to Schedule "D.1" and "D.2" of the Official Plan)



## PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 13 but are included for information supporting the Amendment:

Appendix 1 – Amy Croft Secondary Plan Planning Report, June 2018

Appendix 2 – Amy Croft Drive Transportation Study Update, September 19, 2017, and Addendum to the Amy Croft Drive Transportation Study Update, October 10, 2017

Appendix 3 – Assessment for the Infrastructure Component of the Amy Croft Secondary Plan Study, August 30, 2017

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