

THE CORPORATION OF THE
TOWN OF LAKESHORE
BY-LAW NO. 79-2010

(Adoption of OPA 1 to the Town of Lakeshore Official Plan)
(Advance Boulevard / Croft Drive 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. 1 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. 1 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 AUGUST, 2010.



Tom Bain, Mayor



Kirk Foran, Deputy-Clerk

I, Kirk Foran, Deputy-Clerk of the Town of Lakeshore, certify that this is a/the original/duplicate original/certified copy of By-law 79-2010 for the Town of Lakeshore.



Kirk Foran, Deputy-Clerk

Dated this 10 day of August, 2010

I, MARY MASSE CLERK OF THE	
TOWN OF LAKESHORE DO HEREBY CERTIFY THIS DOCUMENT	
TO BE A TRUE COPY OF THE ORIGINAL.	
<u>By-law 79-2010</u>	
SIGNED <u>Mary Masse</u>	DATED <u>Aug 19/10</u>

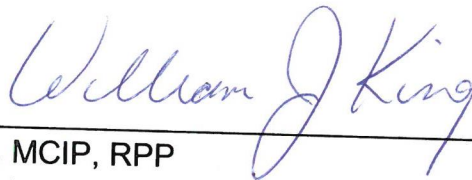
AMENDMENT No. 1
TO THE OFFICIAL PLAN FOR THE TOWN OF LAKESHORE

DECISION

**With respect to Official Plan Amendment # 1
Official Plan for the Town of Lakeshore
Subsection 17(34) of the Planning Act**

I hereby approve Amendment # 1 to the Official Plan for the Town of Lakeshore, as adopted by By-Law 79-2010.

Dated at Essex, Ontario this 27th of SEPTEMBER, 2010



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

AMENDMENT NO.1 TO THE OFFICIAL PLAN
FOR THE TOWN OF LAKESHORE

I, Kirk Foran, Deputy-Clerk of the Town of Lakeshore, certify that this is a/the original/duplicate original/certified copy of Amendment No. 1 to the Official Plan for the Town of Lakeshore.

Dated this 10 day of August, 2010



Kirk Foran, Deputy-Clerk

AMENDMENT No. 1
TO THE OFFICIAL PLAN
FOR THE TOWN OF LAKESHORE

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AMENDMENT No. 1
TO THE OFFICIAL PLAN
FOR THE TOWN OF LAKESHORE

STATEMENT OF COMPONENTS

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

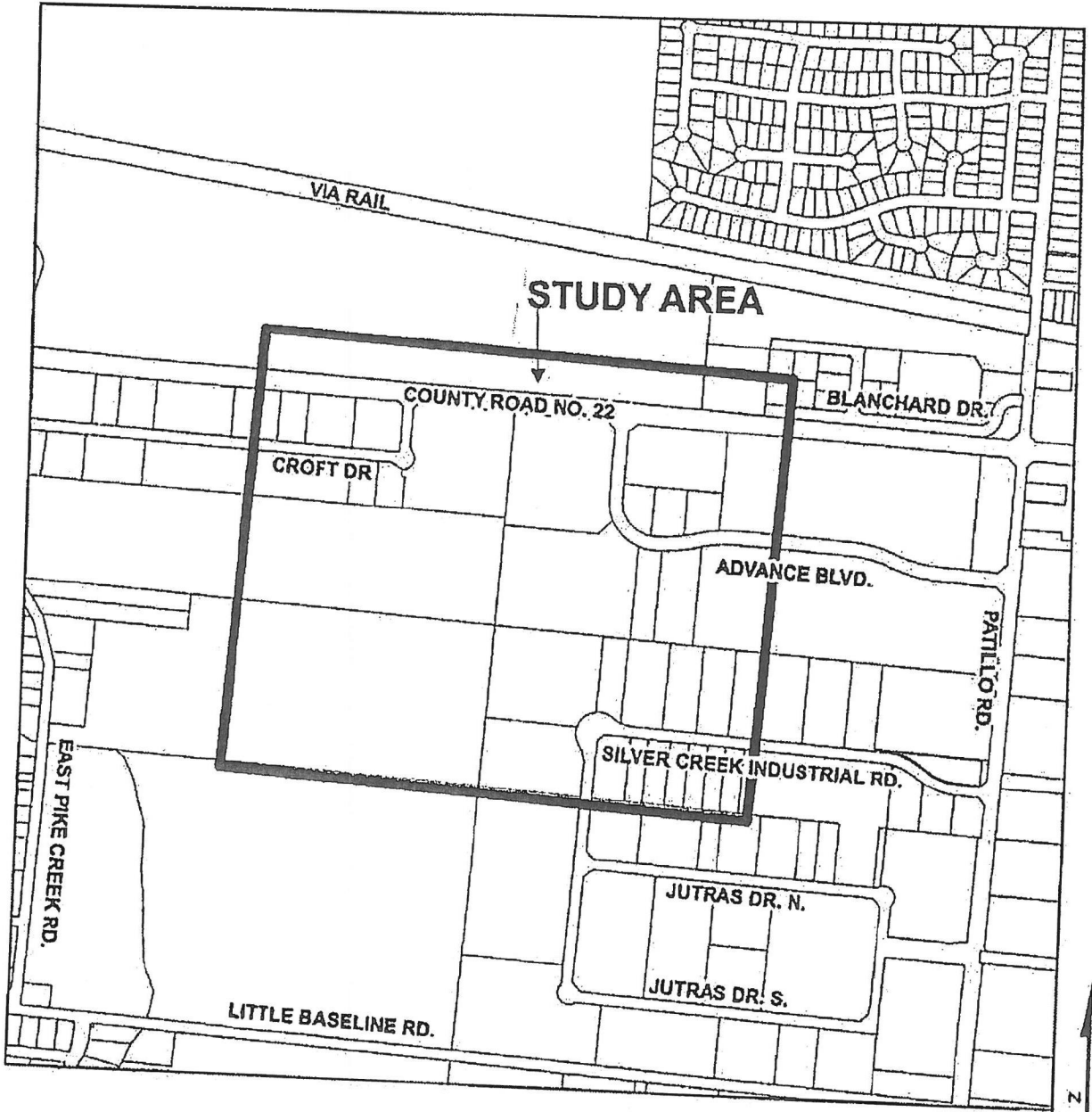
PART "B" - THE AMENDMENT consisting of the following text and attached Schedule "D.1" Road Classification (Rural Area) and "D.2" (Road Classification (Maidstone and Belle River Urban Areas) constitutes Amendment No. 1 to the Official Plan for the Town on Lakeshore.

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

MAP 1

SECONDARY PLAN AREA

ADVANCE BOULEVARD / CROFT DRIVE SECONDARY PLAN



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 "D.1" Road Classification (Rural Area) and Schedule "D.2" Road Classification (Maidstone and Belle River Areas), as attached hereto and forming part of this amendment, is introduced to the Official Plan for the Town of Lakeshore.
2. Subsection 3.4 Special Planning Areas is hereby amended by the addition of a new subsection to the following policies to immediately follow Policy 3.4.2 e) to be worded as follows:

"

3.4.2.1 Advance Boulevard / Croft Drive

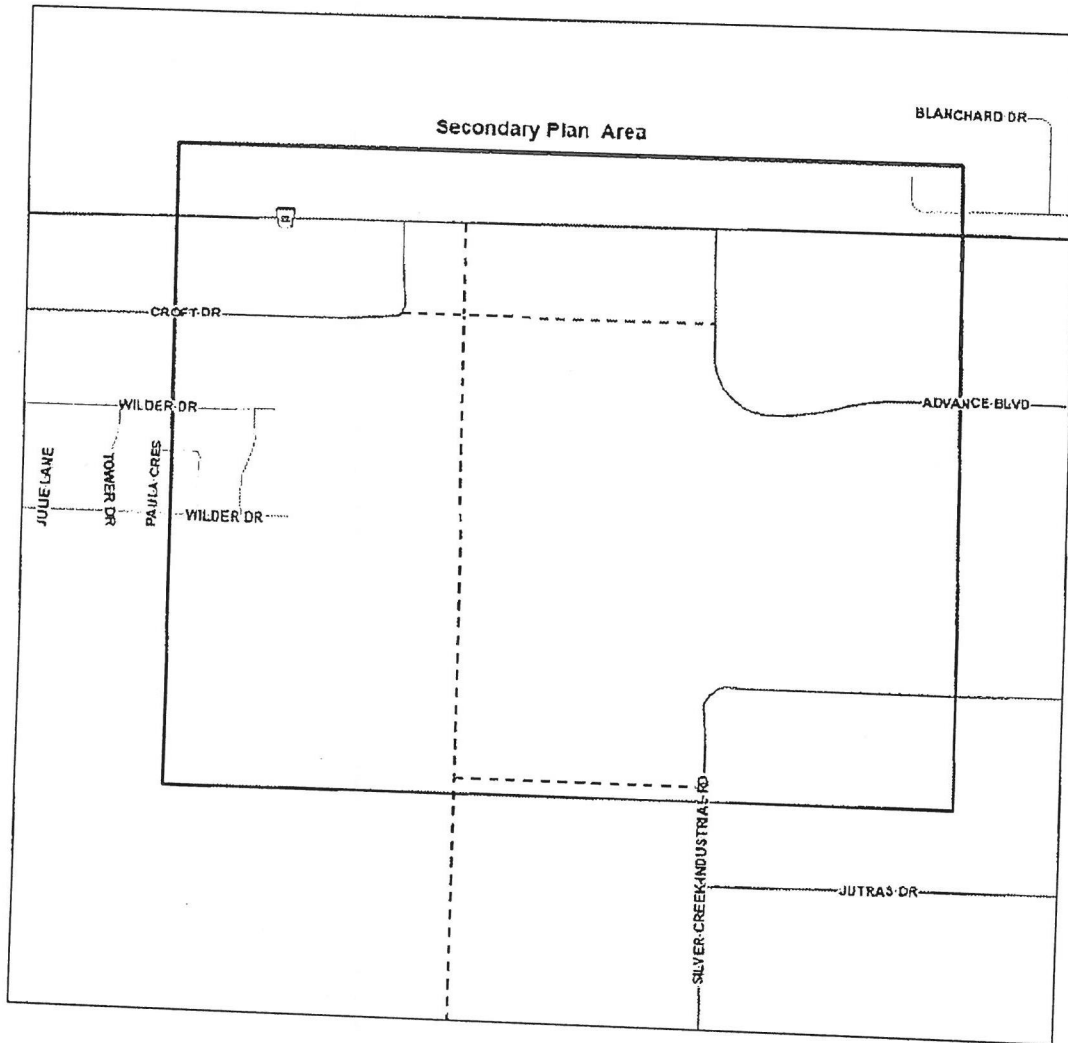
The following policies will provide guidance with respect to transportation, access and servicing requirements for lands in the vicinity of Advance Boulevard and Croft Drive and planned road connections to County Road 22 and Silver Creek Industrial Road:

- a) An Urban Arterial Road will be constructed to connect County Road 22 and Little Baseline Road as shown on Schedule "D.2". The Urban Arterial Road will be accommodated within a 30 metre right-of-way with a right-in-right-out only at County Road 22. This road will be constructed in phases as "build out" or future development in the area warrants the construction of the road. Once this road is constructed the Croft Drive and Advance Boulevard access points to County Road 22 will be terminated;
- b) An Urban Commercial / Employment Collector Road will be constructed which connects Advance Boulevard and Croft Drive to provide area-wide access to the intersection of County Road 22 as shown on Schedule "D.2". An Urban Commercial / Employment Collector Road (Extension of Silver Creek Industrial Road) will be constructed to connect with the proposed Urban Arterial Road which connects County Road 22 and Little Baseline Road as shown on Schedule "D.2". The Urban Commercial / Employment Collector Roads will be accommodated within a 22 metre right-of-way;

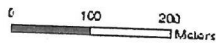
- c) Future development will be "phased" to provide for orderly development and shall be coordinated with the road improvements (County Road 22, Patillo Road and County Road 42), construction of the internal roads and the extension of municipal services to this area. Development will be permitted only when the applicable road improvements and internal roadway connections are made that provide the roadway capacity to support additional traffic. Given that the timelines for future developable lands are not known, a Traffic Impact Study (TIS) will be required for each new development proposal to account for:
- Significant changes in traffic patterns due to arterial road network improvements and the timing of such;
 - Suitable access requirements to the internal road network, including on-site roadway and parking layout;
 - Substantiation of the trip generation rates assumed in the Transportation Background Study, and;
 - Additional developments and road improvements as they occur.
- d) The need for a traffic study to support a proposed development is left to 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, and;
- e) The area will continue to develop on municipal water and municipal sewage in accordance with Table 7.1 Hierarchy of Sewage and Water Services and Section 7.3.1.1 Municipal Water and Sewage Services. "

Amendment To Schedule "D.1" and "D.2" Town of Lakeshore Official Plan
Depicting Extension of Silver Creek Industrial Road to Connect with Proposed Street 'A'

Planned Road Connections
Town of Lakeshore
Advance Boulevard / Croft Drive
Secondary Plan



- Urban Arterial Road
- Urban Commercial Employment Collector Road
- Existing Road
- - - Planned Road



PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 1 but are included for information supporting the amendment.

APPENDIX 1 – September 22, 2009, December 14, 2009, August 10, 2010 Planning Report (attached).

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