

AMENDMENT No. 9
TO THE OFFICIAL PLAN FOR THE TOWN OF LAKESHORE

I, Mary Masse, Clerk OF THE
TOWN OF LAKESHORE DO HEREBY CERTIFY THIS DOCUMENT
TO BE A TRUE COPY OF THE ORIGINAL
By-law 15-2015 - OPA # 9
SIGNED *Mary Masse* DATED Mar. 24/15

THE CORPORATION OF THE
TOWN OF LAKESHORE
BY-LAW NO. 15-2015

(Adoption of OPA 9 to the Town of Lakeshore Official Plan)
(19252 and 19242 Lakeside Drive, County Road 39, 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:

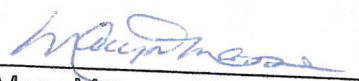
AND WHEREAS the Council of the Corporation of the Town of Lakeshore supports amendments to the Official Plan as provided herein;

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. 9 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. 9 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.

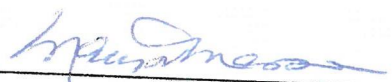
READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 10 DAY OF MARCH, 2015.


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 15-2015 for the Town of Lakeshore.

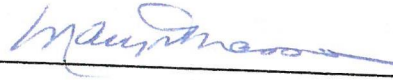
Dated this 10 day of March, 2015


Mary Masse, Clerk

AMENDMENT NO.9 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. 9 to the Official Plan for the Town of Lakeshore.

Dated this 10 day of March, 2015



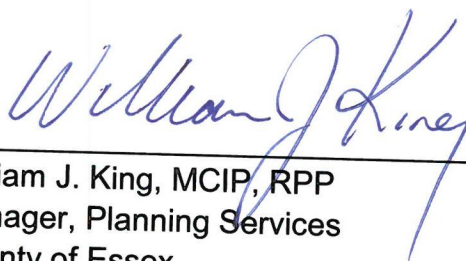
Mary Masse, Clerk

DECISION

**With respect to Official Plan Amendment # 9
Official Plan for the Town of Lakeshore
Subsection 17(34) of the Planning Act**

I hereby approve Amendment # 9 to the Official Plan for the Town of Lakeshore, as adopted by By-Law 15-2015.

Dated at Essex, Ontario this 1st day of May, 2015



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

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TO THE OFFICIAL PLAN
FOR THE TOWN OF LAKESHORE

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Appendix 1 – March 10, 2015 Planning Report attached to the Amendment.

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

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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.9." Land Use (Lighthouse Cove) constitutes Amendment No. 9 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. 9 is to permit Residential Uses (single detached dwelling and accessory uses) in accordance with Section 6.6 'Residential Designation' of the Official Plan. (See Map 1 for the location of the subject lands in the Town of Lakeshore).

The subject lands (proposed lot addition lands) are proposed to be re-designated from a 'Recreational Commercial Designation' to 'Residential Designation', in accordance with Section 6.6 Residential Designation of the Official Plan.

Basis of the Amendment

The Applicant, James L. Cooke is the owner of 19252 Lakeside Drive (waterfront residential home) and 19242 Lakeside Drive (Lighthouse Inn). The Lighthouse Inn was opened in 1947, and has been owned by the Cooke Family since 1968.

The owner of the waterfront residential lot located at 19252 Lakeside Drive, James L. Cooke, has the house up for sale and prospective purchasers have approached him to ask if it is possible to "square off" the irregularly shaped lot, by way of a lot addition from the adjacent property to the east (the Lighthouse Inn), also owned by James L. Cooke. The small lot addition from the Lighthouse Inn property would "square off" the waterfront residential lot, making it a "regular shaped lot" and therefore more appealing to prospective purchasers.

Prospective purchasers of the waterfront residential lot have told Mr. Cooke they do not want commercial parking from the Lighthouse Inn patrons to be located in front of the waterfront home, if they decide to purchase the property. An application to the Committee of Adjustment for a lot addition consent would be required, in addition to the Official Plan and Zoning By-law Amendments.

The proposed "lot addition lands" are currently designated 'Recreational Commercial Designation' in the Town of Lakeshore Official Plan and are zoned "CT, Recreational /

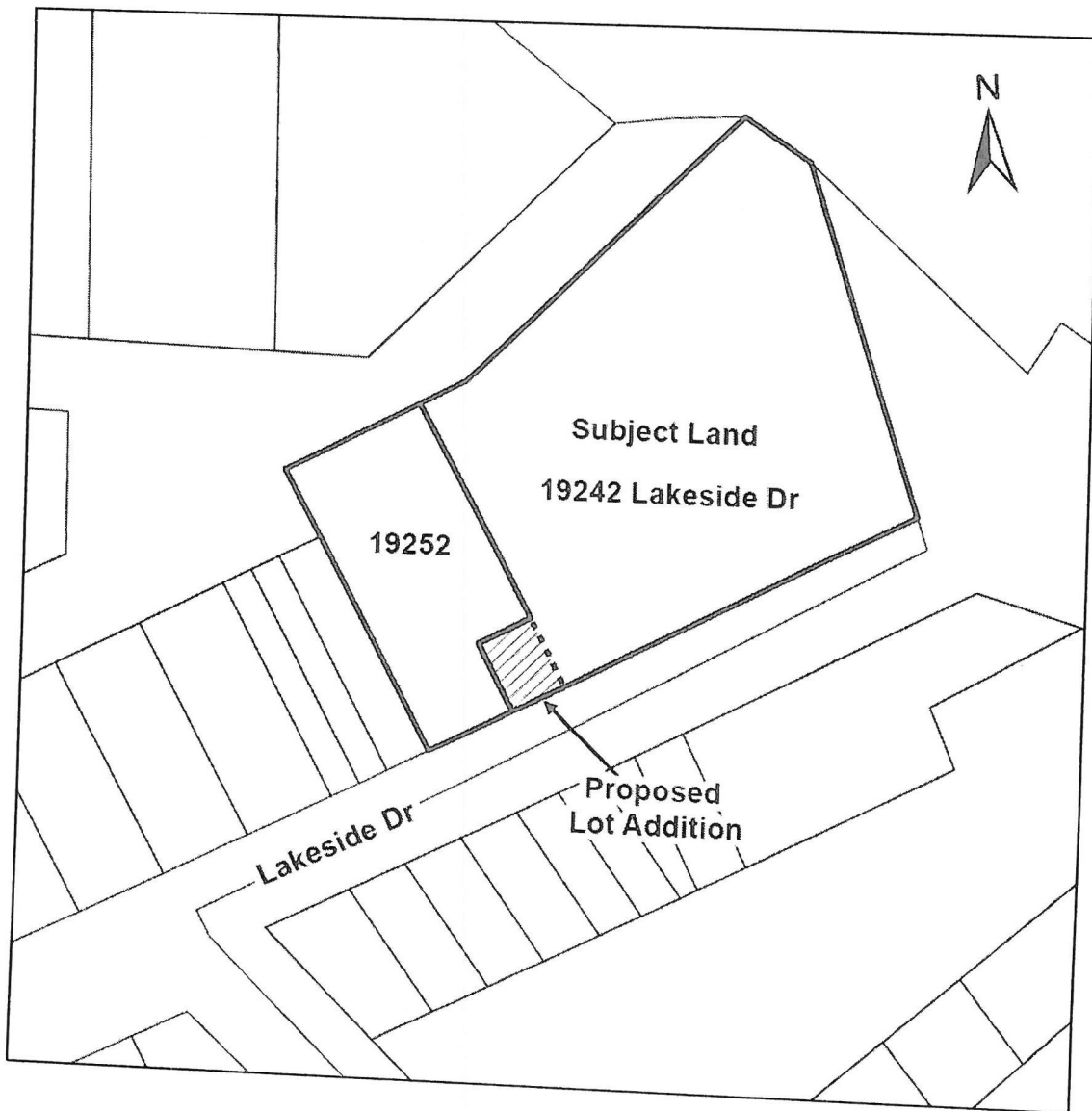
Tourist Commercial” under the Lakeshore Zoning By-law. Re-designating and re-zoning these lands to a residential category will:

- enable these lands to be integrated into the existing residential development;
- would permit only uses in accordance with the waterfront residential zone;
- would be a logical extension of the existing lot;
- avoid future land use conflicts (i.e. commercial parking in front of the house); and
- would avoid a “split zoning” situation, which currently makes the existing residential lot difficult to market.

The proposed re-designation and re-zoning of the subject lands to a Residential Designation is consistent with the Provincial Policy Statement and the County of Essex Official Plan. The location, as well as compatibility with the surrounding land uses, establishes that the proposed development for residential and ancillary uses are complementary and appropriate for the Subject Lands (lot addition lands on Map 1) and in our opinion is appropriate and represents good planning.

MAP 1

The proposed "lot addition lands" are to be re-designated from a 'Recreational Commercial Designation' to 'Residential Designation', in accordance with Section 6.6 Residential Designation of the Official 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:

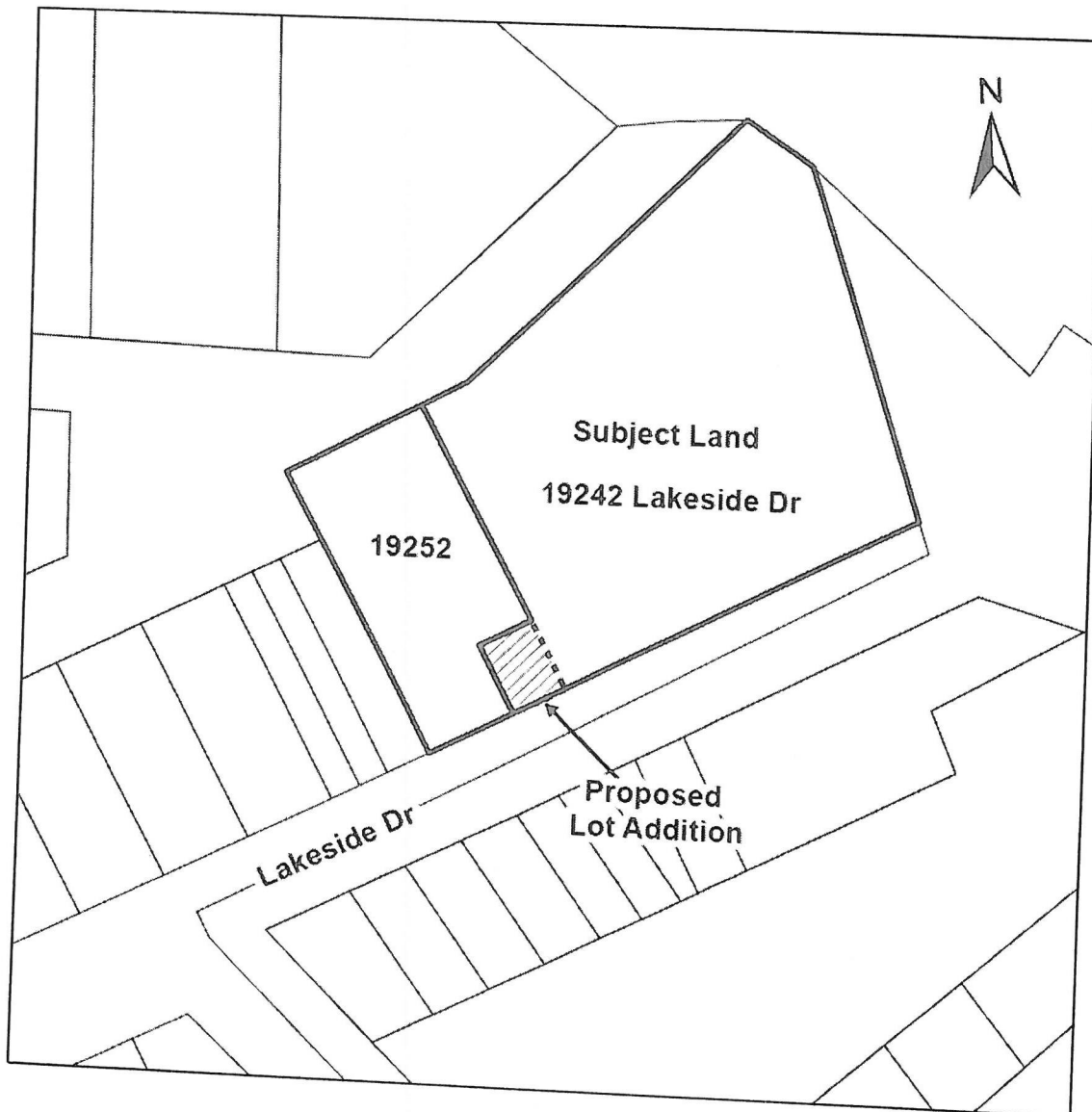
1. That Schedule "C.9" Land Use (Lighthouse Cove), as attached hereto and forming part of this amendment, is introduced to the Official Plan for the Town of Lakeshore.

Amendment To Schedule:

“C.9” Land Use (Lighthouse Cove)

Town of Lakeshore Official Plan

The proposed “lot addition lands” are to be re-designated from a ‘Recreational Commercial Designation’ to ‘Residential Designation’, in accordance with Section 6.6 Residential Designation of the Official Plan.



PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 9 but are included for information supporting the amendment.

APPENDIX 1 – March 10, 2015 Planning Report (attached).

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