

**THE CORPORATION OF THE  
TOWN OF LAKESHORE  
BY-LAW NO. 49-2018**

(Adoption of OPA 15 to the Town of Lakeshore Official Plan)  
(1313 County Road 22, Community of Maidstone)

**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:

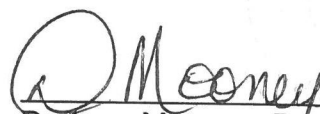
**AND WHEREAS** the Council of the Corporation of the Town of Lakeshore supports amendments to the Official Plan as provided herein;

**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. 15 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. 15 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 22  
DAY OF MAY, 2018.**

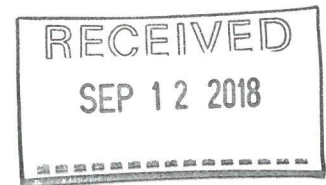
  
\_\_\_\_\_  
Tom Bain, Mayor

  
\_\_\_\_\_  
Darlene Mooney, Deputy Clerk

I, Darlene Mooney, Deputy Clerk of the Town of Lakeshore, certify that this is a/the original/duplicate original/certified copy of By-law 49-2018 for the Town of Lakeshore.

Dated this 22 day of May, 2018

  
\_\_\_\_\_  
Darlene Mooney, Deputy Clerk



Office of the Manager, Planning Services

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

September 10, 2018

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

**Re: Official Plan Amendment No. 15  
Town of Lakeshore  
File No.: 37-OP-2018-002**

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Dear Ms. Newman:

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,

A handwritten signature in blue ink that reads "William J. King". The signature is fluid and cursive, with the first and last names being the most prominent.

**WILLIAM J. KING, AMCT, MCIP, RPP**  
Manager, Planning Services

Enclosure

c.c. Kim Darroch  
MMAH

Kathy Hengel

# DECISION

**With respect to Official Plan Amendment # 15  
Official Plan for the Town of Lakeshore  
Subsection 17(34) of the Planning Act**

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I hereby approve Amendment # 15 to the Official Plan for the Town of Lakeshore, as adopted by By-Law 49-2018.

Dated at Essex, Ontario this 18th day of July, 2018



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


**AMENDMENT No. 15**

**TO THE OFFICIAL PLAN FOR THE TOWN OF LAKESHORE**

AMENDMENT NO.15 TO THE OFFICIAL PLAN  
FOR THE TOWN OF LAKESHORE

I, Darlene Mooney, Deputy Clerk of the Town of Lakeshore, certify that this is a/the original/duplicate original/certified copy of Amendment No. 15 to the Official Plan for the Town of Lakeshore.

Dated this 22 day of May, 2018

  
\_\_\_\_\_  
Darlene Mooney, Deputy Clerk

AMENDMENT No. 15  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF LAKESHORE

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Appendix 1 – May 22, 2018 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. 15  
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. 15 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. 15 is to permit Mixed Uses (residential and commercial land uses) in accordance with Section 6.9 'Mixed Use Designation' of the Official Plan on 1313 County Road 22. (See Map 1 for the location of the subject lands in the Town of Lakeshore).

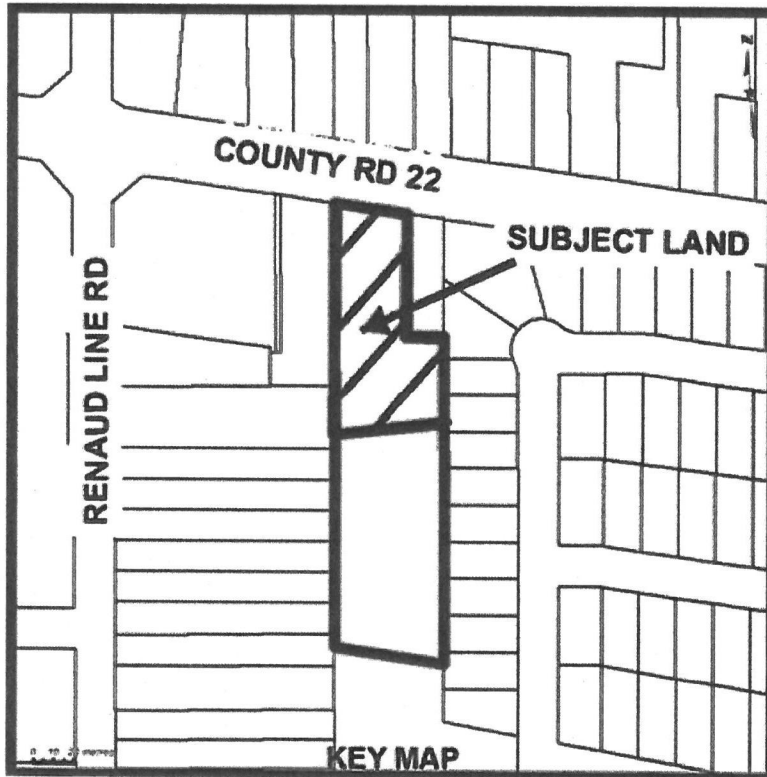
The subject lands (1313 County Road 22) are proposed to be re-designated from a 'Residential Designation' to 'Mixed Use Designation', in accordance with Section 6.9 'Mixed Use Designation' of the Official Plan.

### Basis of the Amendment

Country Road 22 is an important inter-regional transportation corridor within the Town of Lakeshore linking the major urban areas of the Town, including the communities of Belle River, Emeryville, Puce and Maidstone, and the Town's major commercial and employment areas. Official Plan Amendment (OPA 3) which was recently approved by the County of Essex on October 10, 2013 and the *Corridor Transformation Strategy - County Road 22 Special Planning Area Design Guidelines* seek to transform Country Road 22, over time, into an "Urban Avenue" – which is envisioned as a higher intensity, mixed use corridor which is supportive of future transit and provides a diverse mix and range of mainly commercial, light employment, residential and community uses. Therefore the proposal is consistent with the intent and policies in the Town of Lakeshore Official Plan.

The proposed re-designation and re-zoning of the subject lands to a 'Mixed Use 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 Mixed Uses (residential and commercial) uses are complementary and appropriate for the Subject Lands and in our opinion is appropriate and represents good planning.

MAP 1



PART "B" - THE AMENDMENT

Details of the Amendment

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

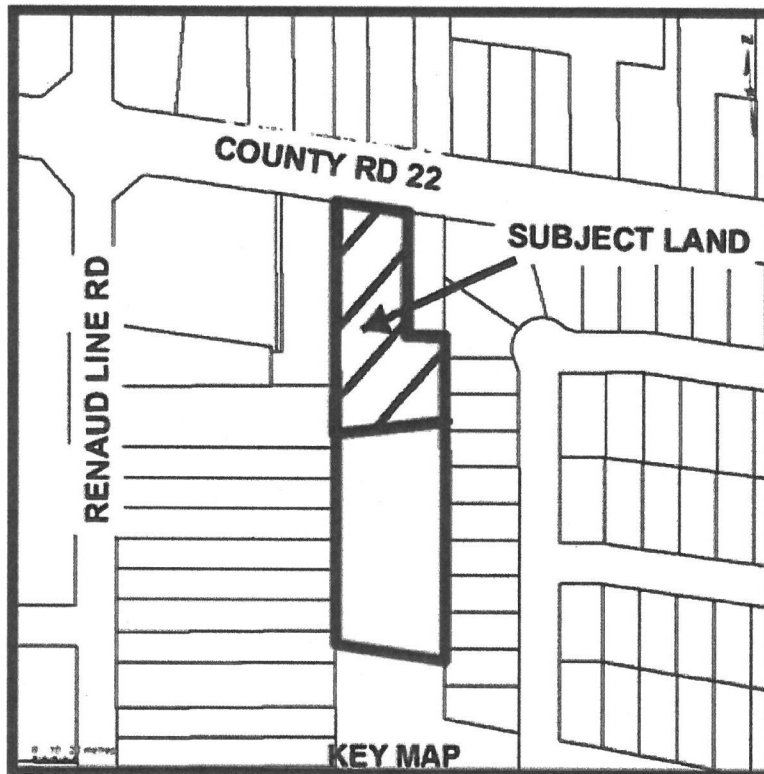
1. That Schedule "C.11" Land Use (County Road 22 Special Planning Area), as attached hereto and forming part of this amendment, is introduced to the Official Plan for the Town of Lakeshore.

**Amendment to Schedule:**

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

**Town of Lakeshore Official Plan**

The proposed lands (1313 County Road 22) are to be re-designated from a ‘Residential Designation’ to a ‘Mixed Use Designation’, in accordance with Section 6.9 ‘Mixed Use Designation’ of the Official Plan.



PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 15 but are included for information supporting the amendment.

APPENDIX 1 – May 22, 2018 Planning Report (attached).

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