

November 24, 2023

Ms. Tammie Ryall
Corporate Leader- Growth and Sustainability
Municipality of Lakeshore
419 Notre Dame Street,
Belle River, ON, NOR 1A0

Dear Ms. Ryall

Re: Official Plan Amendment No.18
Commercial Greenhouse Policies

Thank you for providing the adopted version of Official Plan Amendment No. 18, the Commercial Greenhouse Policies. Following receipt of the municipal submission, the County circulated the Official Plan and Zoning By-law Amendments to the Ministry of Municipal Affairs and Housing (MMAH) and Ontario Ministry of Agriculture, Food and Rural Affairs through the one-window circulation.


As a result of this circulation through the Provincial one-window, the County was advised that the Official Plan Amendment and more so, the associated Zoning By-law Amendment (ZBA-01-2023) are not in conformity with the Agricultural policies in the Provincial Policy Statement 2020. The Zoning By-law Amendment as passed would severely limit the ability for commercial greenhouses to locate within areas designated and zoned Agricultural within the municipality.

County Planning as the delegated approval authority for local Official Plan Amendments, is not in a position to approve a local OPA that would bring the ZBA into effect, which has been identified not in conformity to the policies in the Provincial Policy Statement. There are several concerns however, the main concern is the setbacks in the Zoning By-law Amendment.

Please provide this correspondence to Council along with a request for planning administration to be directed to meet with County Planning and Provincial Ministries including OMAFRA to discuss solutions to these policy and regulatory issues.

Should you require further information, please contact me by email at rbelanger@countyofessex.ca or by phone at extension 1325.

Regards,



Rebecca Belanger, MCIP, RPP
Manager, Planning Services

519-776-6441 ext. 1325
TTY 1-877-624-4832

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

countyofessex.ca