

Summary of Suggested Modifications						
#	Section	Page in PDF	Requested By:	Comments/Concern from County of Essex Green = conformity with PPS and/or County OP Blue = friendly suggestion	Recommended Action	Lakeshore Response
1	1.1f)	9	County	The policy has not been updated to reflect the County OP Foundation Report as the main basis for land allocations the additional work done with Watson and Associates by the Municipality in 2015.	Delete and replace with: "This Plan is based on Population, Household and Employment forecasting, known as the Foundation Report for the County of Essex, 2011 and a Growth Analysis Study Update for the Municipality of Lakeshore, November 2015, which provides the basis for development and growth management policies by forecasting residential and employment growth and identifying the required land needs over the planning period."	Agree, Modification 1
2	2.3.3 b)	15	County	Change language to be in conformity with the wording of the current Provincial Policy Statement 2020	Change wording from "First Nations" to "Indigenous communities" where it appears in the Official Plan amendment to be consistent with the wording of the PPS 2020.	Agree, Modification 2
3	2.3.5	16	County	The second last sentence in the first paragraph "Settlement Area expansions within the Municipality are identified to accommodate future growth" is vague and better addressed in another location.	The second last sentence in the first paragraph is deleted and replaced with: "The County and local growth forecast will assess the need for any additional settlement areas to accommodate future growth."	Settlement Area expansions in Section 2.3.5 refers to expansions that were proposed in 2008 when the Plan was originally adopted and is a high level statement in the Planning Objectives and Strategy Section. Lakeshore staff do not have an objection to Modification 3.
4	2.3.5b)	16	COUNTY	It says that there are equitable and appropriate growth opportunities in all settlement areas where servicing and safe access are available. This is misleading because the focus of growth and public/private investment is the Primary Settlement Areas. It is not equitable across all Settlement Areas.	Delete the words "equitable and" to read: b) Provide equitable and appropriate growth opportunities within all settlement areas of the Municipality where servicing and safe access are available;"	The purpose of this statement is "servicing and safe access" and not about distributing municipal services equally across all settlement areas. However, agree with deleting the words "equitable and" to make the meaning clearer. Modification # 4.
5	2.3.5f)	16	COUNTY	Reword " Minimize Settlement Area expansion on prime agricultural areas to the extent possible and avoid Settlement Area expansion on specialty crop areas."	Add the word "completely" to the end of the sentence to read: Minimize Settlement Area expansion on prime agricultural areas to the extent possible, and avoid Settlement Area expansion on specialty crop areas completely.	Agree, based on implementing Section 1.1.3.8 c) 1 of the PPS (specialty crop areas). Modification # 5.
6	2.3.6e)	17	County	Human made hazards really is not a fit with this section – so delete that reference. In addition, consider adding something that says "natural form should dominate the character of the waterfront. This helps to mitigate the impacts of a changing climate and extreme flood events. Shorelines should be encouraged to be maintained in a predominantly natural state with tree cover and ground vegetation retained, as development occurs, where permitting allows."	Delete: "Direct development away from natural and human-made hazards and flood and erosion hazards through the development of a Shoreline Management Plan for the entire Lake St. Clair Shoreline within the Municipality of Lakeshore;" Replace with: "Direct development away from natural hazards, such as flood and erosion hazards, through the implementation of the recommendations for the Shoreline Management Plan for the Lake St. Clair shoreline and associated floodprone area. Shorelines should be encouraged to be maintained in a predominantly natural state with tree cover and ground vegetation retained, as development occurs, where permitting allows."	Lakeshore staff have no objections to this proposed modification and it now recognizes the Lakeshore Shoreline Management Plan has been completed. Modification # 6.
7	2.3.6h)	18	County	Reword - Promote restoration and compensation efforts to be located in conjunction with the priority restoration areas in the ERNHSS.	Delete: "Promote the creation, expansion and enhancement of the natural heritage system in support of the County Official Plan and the Essex Region Natural Heritage System Strategy (ERNHSS) through the establishment of a Natural Heritage System Plan for Lakeshore;" Replace with: h) Promote the creation, expansion and enhancement of the natural heritage system in support of the County Official Plan including the restoration areas as identified in the Essex Region Natural Heritage System Strategy (ERNHSS);	Agree, Modification 7.

8	2.3.6i)	18	COUNTY	Add "and communities". (in accordance with the Regional Energy Plan) to read: Promote green buildings and green infrastructure that are sustainable and environmentally sound. The Municipality will investigate and support opportunities for green roofs, district energy sources, energy efficient buildings and communities and additional Green Development Standards.	Add the words "and communities" after the words "energy efficient buildings" to read: Promote green buildings and green infrastructure that are sustainable and environmentally sound. The Municipality will investigate and support opportunities for green roofs, district energy sources, energy efficient buildings and communities and additional Green Development Standards	Agree, Modification # 8.
9	2.3.6n)	18	ERCA / COUNTY	Windsor-Essex Climate Change Collaborative may or may not have status in the near future. The policy deals more with adaptation. Change to address mitigation and adaptation strategic action separately.	Delete: Consider the impacts of climate change that may increase the risks associated with natural hazard lands, and promote the development of resilient communities through the development of a Climate Action Plan for Lakeshore and participation in the WindsorEssex Climate Change Collaborative. Replace with: n) Consider the impacts of climate change that may increase the risks associated with natural hazards. Work towards minimizing the municipality's vulnerability, and build resiliency by promoting the development of sustainable and resilient communities through the preparation of a Climate Action Plan for Lakeshore. Work in conjunction with the County of Essex and other partners on energy conservation measures and carbon reduction targets.	Agree, Modification # 9
10	3.3a)a)b)vii)	26	ERCA	The term 'Natural' should be added in front of 'Hazard Lands' for consistency with policies.	Add the word "Natural" in front of "Hazard Lands" to read: "the land is physically suitable for development, considering any constraints, such as Natural Hazard Lands, Natural Heritage Features, and Human-made Hazards ."	Agree, Modification # 10. Consistent with wording in the Provincial Policy Statement 2020.
11	3.3.1	26	LTVCA	Please note that the LTVCA does not believe that the inclusion of Lighthouse Cove for the infilling and moderate growth is appropriate due to the hazards. Should also be a statement of no intensification of use or conversion of single family dwellings and/or other structures to multiple residential units due to the flooding hazards associated with this community and lack of adequate access under flood conditions	The last sentence of the first paragraph reads: "Specific policy direction for Lighthouse Cove will be approved in accordance with a secondary plan, in accordance to Section 9.7". To be deleted and replaced with: " Growth in the community of Lighthouse Cove will be very limited due to issues associated with natural hazards, and will be guided by the policies in the Lighthouse Cove Secondary Plan. "	Agree, Modification # 11.
12	3.3.1	27	COUNTY	The policy as written does not allow heavy industrial uses in the Primary Settlement Areas. The policy should be changed.	The first sentence of the second paragraph is reworded: "Primary Settlement Urban Areas will be the predominate focus of a full range and mix of residential, commercial, non-industrial and community-related employment, office, institutional, entertainment, cultural, recreational and open space uses, but not including heavy industrial uses. "	Agree, Modification 12.
13.	3.3.2e)	30	COUNTY	Moving employment lands from one location to another is subject to a Local Comprehensive Review.	Delete "outside of a Settlement Area, provided that the lands to be transferred from the Employment Area will be removed from the Settlement Area, included within the Agricultural Area and designated an appropriate Land Use Designation" and add "in accordance with the LCR requirements of Section 3.3a) of this Plan." Additionally, delete "In doing so and in the addition to the LCR requirements of Section 3.3a) of this Plan, the Municipality will be satisfied that the following additional matters are addressed for the lands to be transferred to the Employment Area: i) the lands are located directly adjacent to a Primary Settlement Area and adjacent to a Special Planning Area as identified on Schedule "A";	Agree, Modification 13.

					<ul style="list-style-type: none"> ii) the lands will be located adjacent to an existing Employment Area, where feasible, and represent a logical extension of the Employment Area; iii) the lands will be designated Employment Designation in accordance with the policies of Section 6.11; iv) the proposed transfer has regard for compatibility among existing and proposed land uses, through such matters as appropriate separation distances, buffering, and site and building design and orientation, among others matters.” 	
14	3.3.2.1	31	COUNTY	The policy reads: “Until such time as the required additional employment lands are designated, there is a substantial shortfall of employment lands in the Municipality due to certain lands location and/or availability of servicing”. It’s important to say that a sufficient amount of employment lands are designated.	The first sentence in the second paragraph is deleted and replaced with the following: “Based on the 20211 Foundation Report for the County of Essex Official Plan, there is a sufficient supply of Employment Lands designated, however due to servicing constraints the Municipality may consider an adjustment to the location of Employment Lands through a Local Comprehensive Review in accordance with Section 3.3a).”	Agree, Modification 14 The following sentence in the paragraph states that Additional Employment lands can be designated through the preparation of Secondary Plans.
15	3.3.8c)	38	COUNTY	Section 8.7a) confirms that nodes are conceptual so there should not be planning applications to create new Mixed Use Notes. Development still has to confirm to the underlying designation.	Reword c) as follows: The Municipality will consider applications to create a the creation of new Mixed Use Nodes, subject to the following considerations:	Agree, Modification 15
16	3.3.10a)	41	COUNTY ISD	County Road 42 Corridor a) policies are subject to an EA and is subject to County Road 42 corridor protection strategy - both encourage limit of accesses	Current wording: a) Subject to the approval of the County, and in consultation with the Municipality, direct access to the corridor will be limited in favour of shared/consolidated access points. Delete and replace a) as follows: Subject to the requirements outlined in the County Road 42 Environmental Assessment and the approval of the County of Essex, direct access to the corridor is discouraged or will be limited in favour of shared/consolidated access points.	Agree, Modification 16.
17	4.2.4	55	COUNTY and ERCA	The Policy states that the County has initiated the development of a Regional Community Energy Plan. The policy should be changed as the Regional Energy Plan was already endorsed by Council.	The last sentence in the second paragraph is deleted in its entirety and replaced with the following: “The County and the local municipalities have finalized a Regional Energy Plan which provides targets and recommendations relating to energy conservation measures across all sectors in Essex County.”	Agree, Modification 17.
18	4.3.1.1d)	59	LTVCA	Last sentence of this paragraph – it should be noted that in areas subject to flooding under Regional Events, such as Lighthouse Cove, that housing / accommodation for individuals with special needs, seniors, etc. should not be a consideration in these areas. Intensification of densities within existing residences should also not be permitted in an area where flooding could isolate the members of this community (discourage intensification in a known hazardous area).	Section 4.3.1.1 Supply of Lands for Housing, d) is deleted in its entirety and replaced with the following. Changes shown in bold font: The Municipality will ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. Based on the land use policies of this plan , all forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs will be encouraged in the appropriate locations while avoiding areas of natural hazards .	Agree, Modification 18.

19	4.3.1.5.1	Page 67	Lakeshore	Additional Residential Units (ARUs) – This section deals with ARU policies that apply everywhere in Lakeshore. It is recommended that a cross reference is added to the criteria for ARUs in the Agricultural Area.	In Section 4.3.1.5.1 Second Dwelling Units, the following is inserted before the last sentence of the first paragraph: The criteria for reviewing additional residential units in the Agricultural designation is in Section 6.2.1 of this Plan	Modification 19, aids in interpreting the Official Plan.
20	4.3.1.5.1c)	Page 68	County Lakeshore	Additional Residential Units (ARUs) - A garden suite and an ARU should be able to be on the same lot. Changes should be made to bring the policy in line with Bill 23.	Section 4.3.1.5.1 Second Dwelling Units, c) is deleted in its entirety and replaced with the following: c) A maximum of two ARUs will be permitted on a lot. ARUs may be located as follows: i) Two ARUs within the principal dwelling; or, ii) One ARU within the principal dwelling and one ARU within an accessory structure. An ARU will be permitted on the same lot as a garden suite or mobile home, only if the ARU is within the principal dwelling unit.	Agree, Modification 20, implements Bill 23.
21	4.3.1.5.3e)	Page 68	Lakeshore	Additional Residential Units (ARUs) – The reference to requiring site plan control should be deleted, due to provincial changes that ARUs are permitted as of right.	The second sentence is deleted, so that subsection e) reads: The lot shall be appropriate for the proposed second dwelling unit and shall be compatible and suit the character of the surrounding neighbourhood, and exterior changes to the existing dwelling or structure will be minimal. To ensure that the proposed unit(s) are compatible, all proposals shall be subject to Site Plan Control.	Modification 21.
22	4.3.1.5.2a)	Page 69	County	Garden Suites – The reference to not permitting an ARU where there is a garden suite should be deleted due to the provincial changes that ARUs are permitted as of right.	Section 4.3.1.5.2 Garden Suites, a) delete “A garden suite will only be permitted in association with a single-detached residential dwelling on a lot. Where another special housing form, including a second dwelling unit or mobile home exists on the lot, as determined by the Municipality, a <i>garden suite</i> unit will not be permitted” and replace with the following: A garden suite will be permitted on the same lot as an additional residential unit (ARU) only if the ARU is contained within the primary dwelling unit.	Agree, Modification 22, implements Bill 23.
23	4.3.2c)	Page 71	LTVCA	This section covers conversion of a campground into permanent mobile home accommodations. The only hazard related criteria listed here is that emergency access is required if it's in a flood prone area. It does not seem to have to comply with all the Natural Hazard Policies. This section skews in favour of existing campground/tent/trailer park conversions, as a new mobile home facility must comply with all the Natural Hazard Policies as per 4.3.1.5.3.	Section 4.3.2 Campgrounds and Tent/Trailer Parks c) delete point ii) in its entirety and replace with the following (bold text added): Appropriate emergency access is available, particularly in compliance with the natural hazard and natural heritage policies of Section 5.0;	Agree, Modification 23 – adds reference to Natural Heritage.
24	4.3.4.1.5a)	Page 77	COUNTY ISD	Trails and Greenways The County Wide Active Transportation (CWATS) partnership should be comprehensively addressed.	Section 4.3.4.1.5 Trails/Greenway a) the first sentence is deleted in its entirety and replaced so that it reads: The Municipality will support the development implementation of the County Wide Active Transportation Study (CWATS) through on-going partnerships.	Agree, Modification 24

25	4.3.4.1.5c)	Page 78	COUNTY ISD	The CWATS partnership should be comprehensively addressed. Add a reference to CWATS.	Section 4.3.4.1.5 Trails/Greenway c) is deleted in its entirety and replaced so that it reads (bold text added): The Municipality will support an active transportation system and the implementation of the CWATS , the Municipality's Parks Master Plan and the Trails Master Plan which provides a critical connectivity function, linking the Community of Parks to other key amenities, heritage sites, conservation areas and attractions in the Municipality of Lakeshore.	Agree, Modification 25
26	5.2	Page 95	ERCA	Section 5.2. Change the second paragraph (pg 95) should be amended for clarity and to conform to PPS definitions. All natural features (including those specifically identified as significant terrestrial features in the County OP) would meet at least one of the categories of significance, with Significant Wildlife Habitat being the most common.	Section 5.2, Natural Environment, the second paragraph is deleted in its entirety and replaced with the following: Natural heritage features and areas are those lands identified as Provincially Significant Wetlands (PSWs), Significant Habitat of Endangered Species and Threatened Species, Significant Woodlands, Significant Valleylands, fish habitat, locally significant wetlands, Significant Wildlife Habitat, and Area of Natural and Scientific Interest.	Agree, Modification 26
27	5.2	Pag 97	ERCA	Fourth paragraph (bulleted list). ERCA recommends streamlining the Natural Environment section of the OP by making reference to the County of Essex OP, instead of reiterating the detailed itemized list stemming from the ERNHSS. Simplification of this section, with reference to the County of Essex OP, may introduce more clarity with respect to identifying the three main categories of lands: lands for protection (i.e., no development), lands which require a demonstration of no negative impact through and EIA, and lands which are identified for restoration opportunity consideration. Readers of the Town of Lakeshore OP should be directed to the County OP for further information, if they really wish to understand what features are designated or in the overlay. Therefore, we would recommend consideration of a similar approach that the Town of LaSalle took in their most recent OP.	Section 5.2, Natural Environment, the bullet points are deleted in their entirety and replaced with the following: i) Lands designated Natural Conservation on Schedule B2 and C. which includes Provincially Significant Wetlands, significant habitat of endangered species and threatened species, and significant natural heritage features, which have been designated for protection within the County of Essex Official Plan. ii) Lands identified as Natural Environment Overlay on Schedule B2, which include Significant Woodlands, Significant Valleylands, Areas of Natural Scientific Interest (ANSIs), and other areas identified within the County of Essex Official Plan; and iii) Lands identified as Restoration Opportunities Overlay on Schedule B2, which include potential primary and secondary restoration lands for consideration as identified by the County of Essex Official Plan.	Agree, Modification 27
28	5.2	Page 95 to 102	ERCA	The above recommended simplification should also be applied to the list within Table 5.1 starting on page 96.	Agree with deletion and replacement of Table 5.1. The changes to the Table incorporate the recent provincial changes which removes the ability of Conservation Authorities to comment on Natural Heritage features and areas.	Agree, Modification 28.
29	5.2.1.1	Page 103	ERCA	This entire section is not reflective of the current approach by DFO or the Provincial Policy Statement (PPS). Any potential impacts to fish habitat should simply be referred to the DFO Authorization process. Conservation Authorities no longer provide advisory services with respect to fish habitat compensation. Similarly, there should be an additional section which refers all inquiries relating to endangered and threatened species to the MECP ESA Authorization process.	Section 5.2.1.1, Aquatic and Fish Habitat, a) through f) are deleted in their entirety and replaced with the following: a) Development and site alteration shall not be permitted in waters supporting aquatic species at risk (fishes and mussels), and their residences and critical habitats as identified by the Department of Fisheries and Oceans (DFO).	Agress, Modification 29.

					<p>b) Where it has been determined by DFO that the development or change in land use will affect natural fish habitat, the authorization from DFO to proceed with the development or change in land use may include requirements to be implemented by the proponent to the satisfaction of the DFO such as:</p> <ul style="list-style-type: none"> i) Appropriate mitigative measures to protect the affected fish habitat; ii) Compensation for loss of fish habitat through near-site replacement of habitat, off-site replacement of fish habitat or an on-site increase of fish habitat capacity; iii) Appropriate buffering and how such buffering will be protected in the future; and iv) And any other matters as determined by the DFO. <p>c) Where it is determined by the DFO that any development will cause negative impacts to fish habitat, such development may not be permitted.</p>	
30	5.2.2 b)	Page 105	County	Natural Heritage System – strengthen the wording for the Municipality to take action.	<p>Section 5.2.2 Natural Heritage System, b) the words “The municipality will work to” is added to the beginning of the sentence . so that it reads:</p> <p>The municipality will work to increase the size of core natural areas and to create and protect linkages and corridors as part of a linked natural heritage system connecting wildlife habitat areas to each other.</p>	Agree, Modification 30.
31	5.3.1	112	COUNTY	Mineral and Petroleum Resources - Interchanging “salt” and “mineral” in the Section to conform with the wording in the Provincial Policy Statement.	Replace references to “salt” with “mineral”.	Agree, Modification 31.
32	5.3.3c)	115	COUNTY	<p>Wayside Pits and Quarries – concession or temporary construction and marshalling yards used for public authority projects:</p> <p>This section would benefit from criteria and Lakeshore may want to rethink what designations do not allow for these uses. There is a mixture of designations and concept areas listed here.</p>	<p>Section 5.3.3 Wayside Pits & Quarries, Portable Asphalt Plants & Portable Concrete Plants, c), be deleted in its entirety and replaced with the following (bold text is replaced text):</p> <p>c) Concession or temporary construction and marshalling yards used for public authority projects will be permitted without requiring an amendment to this Plan or Zoning By-law subject to demonstrating compatibility with adjacent land uses, but will not be permitted adjacent to or within Natural Heritage Features.</p>	Agree, Modification 32
33	5.4.1.1b)	119	ERCA	S.5.2.1.1b) and S.5.4.1.2 are conflicting statements – one says an amendment to the plan is necessary to identify and revise the extent of the floodway and the other does not require the amendment.	<p>Section 5.4.1.1 Limit of the Regulated Area (LORA) b) the first sentence is deleted and replaced with the following:</p> <p>An amendment to this Plan will not be required to identify or revise the extent of the floodway.</p>	Agree, Modification 33

34	5.4.1.3	122	County ERCA	<p>Lake St. Clair Flood Prone Area - The current Official Plan, at a minimum, should identify what the “guiding principles” are for the Shoreline Management Plan. It is our understanding that the Shoreline Management Plan is being prepared to assist the Essex Region Conservation Authority and the Lower Thames Valley Conservation Authority, the Municipality of Lakeshore and its residents better understand and manage natural hazards along the Lake St. Clair shoreline, through an alternative land use planning framework, that is ecologically sound and provides for safe development along the shoreline. The current Official Plan should also identify what the “benefits” are for the Shoreline Management Plan (i.e. inventory of the shoreline, updated natural hazard mapping for flooding, erosion and or dynamic beaches (where relevant), recognize existing uses and expectation for future development, inventory of faulty functioning septic systems, recommendations for future policy, increase vegetative buffers and linkages, timelines for policy implementation, development guidelines etc.). Development that is not cognizant of natural hazards in problem areas along the shoreline, with an inadequate planning framework, may result in property damage and potential risks to human life. Poorly planned development may also adversely affect the natural environment and cause financial hardship for residents and the Municipality.</p>	<p>Section 5.4.1.3 Lake St. Clair Shoreline Floodprone Area, at the end of the first paragraph add the following:</p> <p>The Municipality of Lakeshore has embarked on a project to develop a Shoreline Management Plan for the Lake St.Clair shoreline, map flooding, erosion, and dynamic beach hazards and develop management policy recommendations to increase resilience. The Plan has been endorsed by Council and will be implemented through an Official Plan Amendment.</p>	Agree, Modification 34
35	6.2.1a)d)e)	Page 134 and 135	COUNTY	<p>Agricultural Designation</p> <p>Bullet point a) talks about the other permitted uses like on-farm diversified uses but they are elaborated further down so no need to repeat here.</p> <p>The County also split up the different residential uses permitted for clarification purposes.</p>	<p>a), d), e) are deleted in its entirety and replaced with the following:</p> <ul style="list-style-type: none"> a) The primary use of the land shall be agricultural. The permitted uses include the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment. d) the Zoning By-law shall permit one primary single unit dwelling per lot; e) an additional residence on a lot for the purposes of housing farm help may be allowed once the need for such housing has been adequately demonstrated in terms of the following: the farm helps' working activity is primarily, but not necessarily exclusively, devoted to the farm operation; and the farm operation requires the help to be accommodated close to the farm. The farm help residence should use the same access as the primary single unit dwelling where such dwelling exists, be located within the cluster of farm buildings and will not be eligible for severance in the future; 	Agree, Modification 35.
36	6.2.1j)iv)	Page 136	COUNTY	<p>What does farm vacation enterprise mean? Can this language be aligned with the OMAFRA Guidelines?</p>	<p>Deleted and replaced with “agri-tourism uses”.</p>	<p>Agree, Modification 36. The reference to agri-tourism complies with PPS and provincial guidelines.</p>

37	6.2.1 s), t) and u)	Pae 137	County and Lakeshore	Add policies for Additional Residential Units (ARUs) in the Agricultural Area.	<p>Section 6.2.1, Permitted Uses, s) t) and u) are added:</p> <p>s) an additional residential unit (ARU) shall be permitted within a primary single unit dwelling subject to the following criteria:</p> <ul style="list-style-type: none"> i) the gross floor area of the ARU is equal to or less than the floor area of the primary single unit dwelling on the lot; i) the dwelling fronts on and has access to/from a municipal road; ii) there are adequate services including municipal water; and adequate off-street parking is provided; <p>t) a stand-alone ARU, as an ancillary use to a primary single unit dwelling, shall be permitted subject to a Zoning By-law amendment and appropriate zoning regulations being in place. The following criteria will be considered as the basis for all Zoning By-law amendments to permit a stand-alone ARU:</p> <ul style="list-style-type: none"> i) the ARU is subordinate to the primary dwelling on the lot; ii) there is no other stand-alone ARU or garden suite on the property, however an additional ARU may be permitted within the primary single unit dwelling; iii) the ARU should use the same access as the primary single unit dwelling and be located within the cluster of existing buildings; <p>iv) the ARU will not be eligible for severance in the future;</p> <p>v) there are adequate services including municipal water; and</p> <p>vi) other requirements such as parking, tree preservation, landscaping and the provision of amenity areas are adequately addressed;</p> <p>u) garden suites shall be permitted as a temporary use in accordance with the policies of Section 4.3.1.5.2 of this Plan and subject to the following criteria:</p> <ul style="list-style-type: none"> i) a maximum of one garden suite per lot is permitted; ii) sufficient parking is provided; iii) the property owner must reside in the primary single unit dwelling on the lot; iv) there is no stand-alone ARU on the property, however an additional ARU may be permitted within the primary single unit dwelling ; v) the property owner has entered into an agreement with the Municipality with respect to such matters as installation, 	Agree, Modification 37. The provincial changes do not require Additional Residential Units in areas not fully serviced. ARU are permitted as of right in areas with full municipal sewage and water services.
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38	6.9.1c)	Page 157	COUNTY	Mixed Use Designation Why is the policy limiting how much the external design of a single detached structure can change in a mixed use designation. One of the goals of mixed use is to meet intensification targets – go up vs out.	<p>Bullet c) is modified to read as follows:</p> <p>c) Existing single detached dwellings may be converted to multiple dwelling units or to commercial buildings provided the external design of the building does not substantially change.</p>	Agree, modification 38.
39	7.2	181	COUNTY ISD	Transportation System – The policy mentions provincial and municipal roads but not in the vicinity of County Roads. In addition, "all proposed developments located adjacent to a County Road will be subject to the County of Essex review and approval"	At the end of the sentence of the third paragraph add the following: "Furthermore, all proposed developments located adjacent to a County Road will be subject to the County of Essex review and approval."	Agree. Modification 39
40	7.2.1	181	COUNTY ISD	Transportation System – similar to the comment above, there should be mention of County corridors.	<p>Section 7.2.1, Movement of Goods and People, the first paragraph is deleted in its entirety and replaced with the following (words added are in bold font):</p> <p>The Municipality provides for a range of systems and networks for the movement of goods and people, including roads, cycling and trails, water transportation and rail corridors. The Municipality has excellent access to higher-order transportation systems including major Provincial Highways such as Highway 401, Highway 77, County Roads, and rail corridors. Every effort will be made to ensure an efficient and safe transportation system to encourage and support economic development in the Municipality.</p>	Agree. Modification 40.
41	7.2.1e)	181	COUNTY ISD	Similar to the comment above, there should be mention of County Roads. County roads will be subject to County approvals	<p>Section 7.2.1, Movement of Goods and People, e) is deleted in its entirety and replaced with the following:</p> <p>Through the passing of by-laws, the Municipality may establish that local roads in residential neighbourhoods are not to be used as truck routes in order to protect residents from noise and corridor emission pollutants. Truck routes are to be along Provincial Highways, County Roads, arterial roads, and non-residential collector roads.</p>	Agree. Modification 41.

42	7.2.2j) i) and j) iii)	183	COUNTY ISD	Impact on County Roads will be reviewed and authorized by the County. Dedicate rights-of-way for the development of roads to the appropriate road authority. Costs incurred by both the Municipality and County road authority.	Section 7.2.2, Road System, j) i) and iii) are deleted in their entirety and replaced with the following: i) improve the transportation system to accommodate the proposed development to the satisfaction of the appropriate road authority, without the road authority incurring any costs; iii) dedicate rights-of-way to the appropriate road authority for the development of roads	Agree. Modification 42.
43	7.2.2k)	183	COUNTY ISD	If development impacts a County Road, it is subject to County review and approval	Section 7.2.2, Road System, k) is deleted in its entirety and replaced with the following: k) Transportation impact studies will be undertaken in accordance with the Municipality's Transportation Impact Study Guidelines, and if the development impacts a County Road, the study is subject to the review and approval by the County of Essex.	Agree. Modification 43.
44	7.2.2l)	Page 183	COUNTY ISD	Add reference to the County's access management and setback policies. The County road transportation network needs to be protected according to County approvals and policies.	Section 7.2.2, Road System, l) is deleted in its entirety and replaced with the following: l) New development will have regard to the Municipality's Corridor Management and Access Control Policy, and if the development impacts a County Road, it will have regard to the County of Essex's corridor guidelines and policies as well.	Agree. Modification 44.
45	7.2.2.1g) vii)	Page 187	COUNTY ISD	Add - ...other requirements as established by the County	Section 7.2.2.1, Hierarchy & Classification of Roads, g) vii) is deleted in its entirety and replaced with the following: Other requirements as established by the Municipality or appropriate road authority	Agree. Modification 45.
46	8.2 i)	Page 275	County	Official Plan Monitoring and Review – replace First Nations with Local Indigenous to be consistent with the Provincial Policy Statement.	Section 8.2, Official Plan Monitoring & Review, i) replace the words "First Nations" with "local Indigenous".	Agree, Modification 46.
47	8.3.3	Page 221	Lakeshore	Section on "Zoning By-law". Include a policy to deal with prematurity due to servicing constraints similar to Section 8.3.4 c) applying to subdivisions and Section 8.3.12 e) applying to supporting studies. The policy will be added at the end of Section 8.3.3 following the sentence: "The Municipality will consider all applications to amend the Zoning By-law and will provide notice of such application in accordance with the provisions of the Planning Act."	Add to the end of Section 8.3.3. the following: "Applications for Zoning By-law amendments shall be deemed to be premature if appropriate services and servicing capacity is not available."	Lakeshore initiated change. Modification 47
48	8.3.6.2b)	Page 227	COUNTY	Consent Applications: The Provincial Policy Statement definition of legal or technical reasons specifies minor boundary adjustments.	Add the word "minor" before the words "boundary adjustment" to read: "Notwithstanding any other provisions of this Official Plan, a consent for technical or legal purposes may be permitted where a separate lot is not being created (such as a minor boundary adjustment, easement or right-of-way). The	Agree, based on the definition of "Legal or technical reasons" in the PPS. Modification 48.

					lots that are the subject of that type of application and any retained lands will comply with the Zoning By-law, or the Bylaw will be amended or a minor variance granted as a condition of the consent.	
49	8.4, a) b) and c)	Page 237	County	All references throughout the Section to “local First Nations” should be changed to “local indigenous communities” in accordance with the PPS 2020.	Section 8.4, Engagement & Participation, a) b) c) any reference to the words “First Nations” is replaced with “local Indigenous communities”.	Agree, Modification 49
50	8.5 c)	Page 239	County	The reference in the Section to “Aboriginal communities” should be changed to “local indigenous communities” in accordance with the PPS 2020.	Section 8.5, Cross-Jurisdictional Coordination, c) is deleted in its entirety and replaced with the following: The Municipality will coordinate on planning matters with local Indigenous communities.	Agree, Modification 50
51	8.7	Page 242	COUNTY	Interpretation of the Official Plan Include the County of Essex as well as reference to the provincial ministry of Municipal Affairs and Housing.	Add the words “the County of Essex and” before “the Ministry of Municipal Affairs and Housing”.	Agree, Modification 51
52	8.7 c)	Page 242	Lakeshore	Interpretation of the Official Plan – Change the reference to “MNR” with the “appropriate authority” as the boundaries of Natural Heritage features and natural hazards are now interpreted by different agencies and MNR may no longer play a role.	Section 8.7, Interpretation, c) the last sentence is deleted and replaced with the following: Where the general intent of the Plan is maintained, and subject to consultation with the appropriate authority, minor adjustments to boundaries will not necessitate an amendment to this Plan.	Agree, Modification 52
53	8.7i)	Page 243	COUNTY	Interpretation of the Official Plan The County Official Plan policies should prevail over the Lakeshore policies if there is a discrepancy.	i) insert a new bullet point that states the following, and renumber the remaining sections: “In the case of a perceived discrepancy between the County of Essex Official Plan and this Plan, the policies of the County of Essex Official Plan will prevail.”	Agree, Modification 53
54	9.1	Page 267	COUNTY ISD	Consultation of County road network during the process of planning should be considered so County transportation department can review and approve Ex. access, setback, TIS guideline, AT etc subject to County approval	Section 9.1, Special Planning Areas and Secondary Plans, Introduction, the following sentence is added to the end of the third paragraph ending with “Section 8.3.1 of this Plan” In the preparation of any Special Planning Background Study, the Municipality will have regard to the recommendations from an Environmental Assessment (EA) of any relevant road authority.	Agree, Modification 54
55	9.2	Page 268	COUNTY ISD	Emeryville Special Planning Area Review of these plans should be compared with what is in the EA to ensure nothing new is presented.	Section 9.2, Emeryville Special Planning Area, b) is deleted in its entirety and replaced with the following: A Transportation Study Update will be undertaken in support of the Secondary Plan. The Transportation Study Update will have regard to the findings and the recommendations provided by the Environmental Assessment, the County Road 22 Corridor Study, and any other applicable studies. The Transportation Study Update will consider the need and justification for any additional north-south and/or east-west Urban Residential Collector Roads to accommodate existing and planned development, particularly for lands located east of the Fourth Concession Drain and north of Oakwood Avenue.	Agree, Modification 55
56	9.4c) ii) and iii)	Page 272	COUNTY ISD	Delete “The County Engineer will recommend to County Council that By-law 64-2012 be amended to permit a	Section 9.4c) County Road 22 Corridor Special Planning Area, Transportation, Parking and Access, ii) and iii) are deleted in their entirety and replaced with the following:	Agree, Modification 56

				<p>new access if the appropriate studies have been completed and it is determined (subject to peer review) that there will be an overall benefit to the function of the County Road 22 corridor.”</p> <p>And delete iii) “Subject to the approval of the County, and in consultation with the Town” and replace with “As identified in by law 64-2012, any request for access shall be subject to review and approval by the County,”</p>	<p>ii) The County of Essex has established an access management policy for the section of County Road 22 between County Road 19 (Manning Road) and County Road 25 (Puce Road). New accesses, including those shown conceptually on Schedule “D2”, will require the approval of the County and the Municipality, and shall consider any related Environmental Assessments and must demonstrate an overall benefit to the function of the County Road 22 corridor.</p> <p>iii) Limited direct access to County Road 22 east of County Road 25 (Puce Road) will have regard to the County Road 22 Corridor Study and may be permitted through the application of shared/consolidated accesses, site interconnection, and the proper development of the local/internal road and driveway network.</p>	
57	9.5	Page 274	Lakeshore	<p>Lakeshore is recommending changes to the existing phasing policy in the Wallace Woods Secondary Plan section which requires that only 100 hectares can initially be designated for residential use. Further designation is tied to the amount of residential lots registered since the Plan was approved.</p>	<p>Section 9.5, Wallace Woods Special Planning Area, subsection f) is deleted and replaced with:</p> <p>The Secondary Plan for the Wallace Woods Special Planning Area will establish an appropriate phasing plan and policies to ensure the orderly, efficient and timely progression of development. The phasing policies will not preclude the orderly development of employment and mixed use buildings, which may include residential uses above grade, commercial, retail, office and employment uses. The Secondary Plan will contain land use schedules to change the designations on land from “Urban Reserve” to the desired future uses.</p> <p>The phasing of development will proceed through the use of Outline Plans as set out in Section 8.3.2 of this Plan and be guided by the capital projects established through the Municipal Water and Wastewater Master Plan.</p>	<p>Recommend Modification 57 – The County has requested additional land use justification which will be provided by Lakeshore Administration/Planning Consultant.</p>
58	9.5	Page 275	COUNTY ISD	<p>The Wallace Woods Special Planning Area – the Transportation Study will need to have regard to the County EA of County Roads 22 and 42.</p>	<p>Section 9.5, Wallace Woods Special Planning Area, g) the following sentence is added:</p> <p>The Transportation Study will have regard to the recommended improvements within related Environmental Assessments and any other applicable studies identified by the Municipality and County.</p>	<p>Agree, Modification 58.</p>
59	9.8a) i)	Page 279	COUNTY ISD	<p>Amy Croft Secondary Plan Area – it appears the road built already.</p>	<p>Section 9.8 a), Amy Croft Secondary Plan Area, Transportation, Access and Servicing, i) the last three sentences are deleted as Lanoue Street extension (now known as Commercial Boulevard) has been constructed already.</p>	<p>Agree, Modification 59.</p>
60	General		COUNTY	<p>All references throughout the Official Plan to “second dwelling units” are to be deleted and replaced with “additional residential units” or short form version thereof being “ARU”.</p>	<p>Rationale: Change to “ARU” to be the same as the references in the Planning Act:</p> <p>Subsection 16 (3) Additional residential unit policies</p> <p>(3) An official plan shall contain policies that authorize the use of additional residential units by authorizing,</p>	<p>Agree to Modification 60.</p>

					<p>(a) the use of two residential units in a detached house, semi-detached house or rowhouse; and</p> <p>(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. 2019, c. 9, Sched. 12, s. 2 (1).</p>	
61 to 70	Land Use Schedules		COUNTY	Modifications 61-70 deal with changes to the Map Schedules	<p>Modification #61</p> <p>Schedule “B1-1” Intake Protection Zones and Event Based Areas is amended to remove the reference to the LTVCA Intake Protection Zone. The area identified as the LTVCA Intake Protection Zone is part of the Stoney Point Intake Protection Zones.</p> <p>Modification #62</p> <p>The Schedules are amended to update the Conservation Authority Jurisdiction Boundary.</p> <p>Modification #63</p> <p>Schedule “B2-1” Natural Heritage Features is deleted and all references to Schedule B2-1 and B2-2 throughout the document are to be deleted and replaced with Schedule B2.</p> <p>Modification #64</p> <p>Schedule B2-2 Natural Heritage System is renamed to “Schedule B2 Natural Heritage Features and System”. It is modified to show 4 categories: Natural Conservation Designation, Natural Environment Overlay, High Priority Restoration Opportunities Overlay, and Secondary Priority Opportunities Overlay.</p> <p>Modification #65</p> <p>Schedules “A” Community Structure and “C1” Land Use (Rural Area) are amended to replace the area designated Urban Fringe with the area designated Urban Fringe in the Lakeshore Official Plan dated November 22, 2010.</p> <p>Modification #66</p> <p>All “C” Land Use Schedules are amended to no longer show Lake St. Clair Floodprone Area/ Initial Floodprone Area, Limit of Regulated Area, and Woodlands.</p> <p>Modification #67</p> <p>Schedule “C1” Land Use (Rural Area) is amended to designate the area of Rowsom’s Tilbury West Conservation Area shown as Woodlands to Natural Conservation Designation.</p> <p>Modification #68</p>	Agree to Modifications 61 -70

					<p>All "C" Land Use Schedules are updated to show the Limit of Regulated Area for the Essex Region Conservation Authority as well as the Lower Thames Valley Conservation Authority.</p> <p>Modification #69</p> <p>Schedule "C10" Land Use (Comber) is amended to expand the Parks and Open Space Designation to reflect the expansion of Big "O" Conservation Area.</p> <p>Modification #70</p> <p>Schedule "D2" Road Classification (Maidstone and Belle River Urban Areas) is amended to turn Lanoue Street to a solid line as it is built already and no longer a Planned Road.</p>	
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