

Notice of Motion submitted by Councillor Santarossa regarding Pre-Zoning of County Road 22 Properties

Whereas pre-zoning areas slated for intensification can:

- Encourage development by reducing the need for developers to apply and pay for the rezoning of their property in order to build on it; and
- Encourage better and more sustainable utilization of available lands; and
- Increase transparency to the public and development community where land is slated for increased density; and
- Align Official Plans and Zoning Bylaws around identified goals and strategic priorities.

And whereas:

- The Municipality of Lakeshore is forecasted to grow by an additional 35,000 people by 2051; and
- According to the Official Plan draft, "[t]he Country Road 22 Mixed Use Corridor is envisaged as a higher intensity mixed use and future transit supportive corridor extending through the Municipality between Manning Road and Belle River Urban Areas."; and
- The partnership with C4C will allow for Design Charettes for the County Road 22 Corridor; and
- The Council of the Municipality of Lakeshore values public engagement, consultation, and input as the community develops; and
- As-of-right zoning will be encouraged following these design charettes; and
- Future development will be subject to the future Waste Water Treatment Allocation Policy and servicing capacity made available through the Water & Waste Water Master Plan implementation;

Therefore, the Council of the Municipality of Lakeshore support, in principle, the pre-zoning of County Road 22 properties between West Belle River Road and West Pike Creek in alignment with the Special Planning Corridor in the Official Plan;

And that this information be provided during public consultations with residents, developers, and the relevant property owners.