

AMENDMENT NO. 21

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

I, Urvi Prajapati, being the Team Leader – Community Planning for the Municipality of Lakeshore, do hereby certify that this is a true and correct copy of Official Plan Amendment No. 21 to the Official Plan (2010) for the Municipality of Lakeshore. This copy conforms to the original document and has not been altered in any way.

Dated this 6th day of May, 2025

Urvi Prajapati

Team Leader – Community Planning

Municipality of Lakeshore

Municipality of Lakeshore

By-law 38-2025

Being a By-law to adopt OPA 21 to the Lakeshore Official Plan

Whereas the *Planning Act*, R.S.O. 1990, c. P. 13 permits municipal Councils to adopt amendments to Official Plans in accordance with the procedure outlined in the Act and corresponding regulations;

And whereas the *Planning Act*, R.S.O. 1990, c. P. 13 prohibits municipalities from requiring planning application proponents to participate in pre-consultation discussions prior to submitting a formal application;

And whereas the Council of the Municipality of Lakeshore supports amendments to the Official Plan as provided herein:

Now therefore the Council of the Municipality of Lakeshore enacts as follows:

1. Amendment No. 21 to the Official Plan for the Municipality of Lakeshore, consisting of the attached explanatory text, is adopted.
2. The Clerk is authorized and directed to make application to the County of Essex for approval of Amendment No. 21 to the Official Plan for the Municipality of Lakeshore.
3. This by-law shall come into force in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P. 13.

Read and passed in open session on May 6, 2025.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

Written approval of this by-law was given by Mayoral Direction MDE-2025-__ dated _____, 2025.

The Constitutional Statement

Part A - The Preamble: Does not constitute part of this amendment.

Part B - The Amendment: Consisting of the following explanatory text constitutes Amendment No. 21 to Municipality of Lakeshore Official Plan

Also attached is Part C - The Appendices: which does not constitute part of this amendment. These appendices contain the planning analysis and public involvement associated with this amendment.

Official Plan Amendment No. 21

Part A - The Preamble

Purpose and basis of the amendment - The purpose of the proposed Official Plan Amendment is to allow the Municipality to delegate approval authority of minor amendments to the Municipality's Zoning By-law to a Committee of Council and/or a designated Staff person. Section 34 of the *Planning Act* enables Councils to pass Zoning By-laws for a local municipality, and provides guidance on the types of regulations and provisions that can be included in a Zoning By-law.

The Province passed Bill 13, the "Supporting People and Businesses Act" in 2021, which, among other things, amended Section 39.2 of the Act to allow for minor zoning amendments to be delegated to a Committee of Council or a member of staff. This change was intended to help streamline the planning approval process and reduce some of the administrative burden placed on municipal Councils.

Bill 185, the "Cutting Red Tape to Build More Homes Act, 2024" received Royal Assent on June 6, 2024. The Act made changes to the Planning Act which has the effect of municipalities no longer being able to require proponents to consult with Council or a planning authority prior to submitting applications for official plan amendments, zoning by-law amendments, site plan control, or plans of subdivision. The changes to the Official Plan policies are intended to permit applicants to consult with the municipality for these types of applications.

The Planning analysis for the changes being made as part of OPA No. 21 are described in the documents referred to in the Planning Analysis section of the amendment.

Part B – The Amendment

Details of the Amendment

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

1. That the following be inserted as Section 8.3.5.3 of the Official Plan (Section 8.3.6.3 as amended by OPA No. 16):

8.3.5.3 Delegated Authority for Minor Zoning By-laws

The *Planning Act* allows Council to delegate authority to pass zoning by-laws that are of a minor nature to a committee of Council or to an authorized individual, if enabling Official Plan policies are in place.

A minor zoning by-law must additionally have delegation authority through a municipal by-law, which provides implementation details and is to be read together with these policies.

The following will be the policies of the Municipality:

- a) Council may, by by-law, delegate the authority to pass by-laws under Section 34 of *The Planning Act* that are of a minor nature to a committee of Council or an individual who is an officer, employee or agent of the Municipality.
 - b) Council may delegate one or more of the following types of minor zoning by-laws:
 - i) Zoning by-law amendments that are required to fulfill a condition of approval related to a surplus farm dwelling consent application.
2. That policy 8.3.11 (Section 8.3.12 as amended by OPA No. 16) a) be amended by deleting “Applicants” from the first sentence and replacing it with, “Should applicants submit an application for a pre-application consultation, applicants”.
 3. That policy 8.3.11 (Section 8.3.12 as amended by OPA No. 16) c) be amended by deleting “During the pre-application consultation process for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, or Consent application the,” and by inserting “The” before the words “Municipality may require the applicant to submit any of the following support studies at the time of application”, and by further inserting: “for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision / Condominium, Local Comprehensive Review application, Site Plan, Minor Variance or Consent,” after the word “application”.
 4. That policy 8.3.11 (Section 8.3.12 as amended by OPA No. 16) d) be amended by deleting the word “the” and replacing it with “any” after the words “of the required supporting study contents during”.
 5. That policy 8.3.11 (Section 8.3.12 as amended by OPA No. 16) e) be amended by deleting “When the pre-application consultation process for a proposed development approval application identifies the need for one or more support studies, the” and inserting “The” before the word “application” in the first line.

6. That policy 8.3.11 (Section 8.3.12 as amended by OPA No. 16) f) be amended by deleting “of a development approval application that” and replacing it with: “who”.

Part C – Appendices

Appendix 1 – Planning Analysis

The Planning Analysis in support of this Official Plan Amendment is contained within the following attachments:

- Staff Report: Delegation of Authority for Minor Zoning By-law Amendments and Pre-Consultation, dated April 25, 2025 and presented to Council on May 6, 2025.

Appendix 2 – Public Participation

The minutes of the public meeting of May 7, 2024, February 5, 2025 and May 6, 2025 are attached for information purposes.