

September 20, 2024



Ian Search, Planning
Municipality of Lakeshore

(Delivered via email)

REGARDING: Zoning Bylaw Amendment Appln (ZBA)
12 Residential Lots
Rochester Place Golf Course

Rochester Place Golf Club and Resort is known municipally as 923 County Rd 2 in the Municipality of Lakeshore. The subject property has a lot area of 57.5 ha.

These lands are designated 'Settlement Area' on Schedule 'A1' of the Official Plan for the County of Essex Official Plan. The subject lands are designated 'Special Policy Area – Rochester Place' on Schedule A of the Official Plan and zoned 'Hamlet Commercial Exception One (HC-1)' in the Comprehensive Zoning By-law for the Municipality of Lakeshore.

Recently the Committee of Adjustment for the Municipality of Lakeshore approved consent applications B-16-2023 through to and including B-27-2023 for the purposes of creating new residential lots from the golf course fronting on County Road 2.

In the 1990's, there were originally 8 long residential lots created that encroached into what developed into the golf course. These eight residential lots have been reconfigured from the original long, narrow lots to wide shallow lots. In addition, the lot frontage has been completed with 4 additional residential lots.

As a condition of consent, a Zoning Bylaw Amendment Application (ZBA) is required for the 4 new residential lots and the 8 reconfigured residential lots. The ZBA application purports to rezone the 12 residential lots from the existing site specific 'Hamlet Commercial Exception One (HC-1)' zone to 'Hamlet Residential (HR)' zone. The retained lands (golf course) zoning will not be amended and will remain as '(HC-1)' to continue to reflect the recreation/commercial use of the subject lands.

The ZBA will effectively apply a homogenous (HR) regulatory framework for the residential lots while maintaining the site specific 'Hamlet Commercial (HC-1)' zone for the golf course.

PROVISION	'HAMLET COMMERCIAL EXCEPTION ONE (HC-1)'	'HAMLET RESIDENTIAL ZONE (HR)'	PROPOSED
PERMITTED USES	A commercial outdoor recreational facility, recreational golf course, a marina, a trailer park, and accessory uses	Single detached dwelling, semi-detached dwelling, group home, home occupation	Single detached residence
MINIMUM LOT AREA	2,000 m ²	2,000 m ²	Lot 1 (Part 1) = 2,123 m ² Lot 2 (Part 2) = 2,123 m ² Lot 3 (Part 3) = 2,124 m ² Lot 4 (Part 4) = 2,004 m ² Lot 5 (Part 5) = 2,040 m ² Lot 6 (Part 6+28) = 2,370 m ² Lot 7 (Parts 7+8) = 2,247 m ² Lot 8 (Parts 9+10) = 2,241 m ² Lot 9 (Parts 11+12) = 2,249 m ² Lot 10 (Parts 13+14) = 2,369 m ² Lot 11 (Parts 15+16+17) = 2,370 m ² Lot 12 (Parts 18+19) = 2,369 m ²
LOT FRONTAGE	23.0 m	23.0 m	Lot 1 – 35 m Lot 2 – 35 m Lot 3 – 35 m Lot 4 – 38 m Lot 5 – 41 m Lot 6 – 46 m Lot 7 – 37.5 m Lot 8 – 37.5 m Lot 9 – 37.5 m Lot 10 – 47.5 m Lot 11 – 47.6 m Lot 12 - 47.5 m
REAR YARD	15.2 m	7.5 m	Lot 1 – 7.5 m Lot 2 – 7.5 m Lot 3 – 7.5 m Lot 4 – 7.5 m Lot 5 – 7.5 m Lot 6 – 7.5 m Lot 7 – 7.5 m Lot 8 – 7.5 m Lot 9 – 7.5 m Lot 10 – 7.5 m Lot 11 – 7.6 m Lot 12 - 7.5 m

	'HAMLET COMMERICAL EXCEPTION ONE (HC-1)'	'HAMLET RESIDENTIAL ZONE (HR)'	PROPOSED
COUNTY RD SETBACK (centre line of road)		25.9 m (85 ft)	25.9 m
FRONT YARD DEPTH	15.2 m	7.5 m	Lot 1 – 13.8 m Lot 2 – 14.5 m Lot 3 – 15.0 m Lot 4 – 15.3 m Lot 5 – 14.8 m Lot 6 – 13.8 m Lot 7 – 13.9 m Lot 8 – 14.5 m Lot 9 – 14.2 m Lot 10 – 13.6 m Lot 11 – 13.2 m Lot 12 – 13.0 m
INTERIOR SIDE YARD	9.1 m	1.5 m	1.5 m
LOT COVERAGE	30 %	35 %	Lot 1 – 743 m² Lot 2 – 743 m² Lot 3 – 743 m² Lot 4 – 701 m² Lot 5 – 714 m² Lot 6 – 829 m² Lot 7 – 685 m² Lot 8 – 784 m² Lot 9 – 787 m² Lot 10 – 829 m² Lot 11 – 829 m² Lot 12 – 829 m²
LANDSCAPED OPEN SPACE	25 %	30 %	30 %
BUILDING HEIGHT	10 m	10 m	10 m

Each proposed lot complies with the 'Hamlet Residential (HR)' zone and therefore no zone exceptions or site-specific provisions are required or requested with the ZBA.

Consideration of the ZBA is appropriate at this stage as the Drainage Report has been approved by the Drain Committee of the Municipality, proving there is capacity for drainage in the system for the 12 residential lots. An individual lot Drainage Plan and Site Servicing Plan for each residential lot is under development and will be available for review by the Municipality shortly.

As a condition of consent, the ZBA does not authorize development of the lots at this juncture as the ZBA will only move the lots from a commercial zone into a residential zone. There are additional requirements and conditions such as servicing the lots that must be met before the

consents are finalized and registered and a building permit can be issued for the new residences. It is my professional opinion that a holding (h) provision is not required as the process controls the acquisition and issuance of a building permit until after the completion of all conditions, registration of the consents and then review of the permit plans are completed.

-4-

in my professional opinion the requested By-law Amendment (ZBA) is consistent with the policies of the PPS, conforms with the policies of the OP, and complies with the regulations found in the Zoning By-law. In addition, it is my professional opinion that the proposed Zoning By-law Amendment (ZBA) is appropriate and desirable within the OP policy framework as it will facilitate development of the residential lots

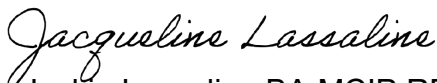
In my professional opinion the requested ZBA:

- 1) is consistent with the policies of the 2020 Provincial Policy Statements;
- 2) maintains the intent of the relevant policies of the Municipality of Lakeshore Official Plan;
- 3) maintains the intent of Comprehensive Zoning Bylaw 2-2012 and when the ZBA is passed, it will establish the regulatory framework required for the residential lots;
- 4) makes sound planning.

I hereby certify that this report was prepared by Jackie Lassaline RPP MCIP, a Registered Professional Planner within the meaning of the Ontario Professional Planners Institute Act, 1994.

Regards,

Lassaline Planning Consultants



Jackie Lassaline BA MCIP RPP