

Municipality of Lakeshore - Report to Council

Community & Development Services

Development Services



To: Mayor & Members of Council

From: Aaron Hair, Planner III

Date: April 21, 2021

Subject: Zoning By-law Amendment (ZBA-9-2021) – 6405 Main Street Comber

Recommendation

Approve Zoning By-law Amendment Application ZBA-9-2021 (By-law 39-2021, Lakeshore By-law 2-2012, as amended), to rezone 6405 Main Street (Comber) as shown on the Appendix A – Key Map, from “Central Area Commercial (CA) Zone” to a site-specific “Central Area Exception 17 (CA-17) zone”, which shall permit a Medical Office.

Background

The parcel of land subject of this application is located at 6405 Main Street, Comber. The subject property is designated ‘Central Area’, in the Municipality of Lakeshore Official Plan and is zoned Central Area Commercial (CA) Zone in the Lakeshore Zoning By-law.

The property owner, the Municipality of Lakeshore has requested that an additional permitted use be added to the subject land that would allow for a Medical Office. The proposed new use would then allow the Municipality to lease the building for a medical office.

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| Subject Lands | Overall Lot Area – 1000.35m ² (10,800sqft) Proposed Use – Medical Building Access – access will be off Main Street Services – municipal water and sanitary |
| Neighbouring Land Uses | Mix of Single Detached Dwellings, and local commercial |
| Official Plan | All Directions – Central Area |
| Zoning By-law | Central Area Commercial (CA) |

Comments

Provincial Policy Statement

1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ensuring the necessary infrastructure is provided to support current and projected needs.

County of Essex Official Plan

The subject lands are located in a Settlement Area in the County Official Plan and there are no concerns with the additional permitted use.

Lakeshore Official Plan

The proposal conforms to the land use policies of the Central Area designations of the Lakeshore Official Plan.

The Central Area Designation allows commercial areas such as but not limited to Offices, Eating Establishments, service and convenience retail, and entertainment uses. As well it allows for Community Services such as, but not limited to, Places of Worship, Government facilities, and Libraries.

Based on the Official Plan Permitted Uses for the Central Area Designation, administration is of the opinion that a Medical Office would be in conformity with the Official Plan

Zoning By-law

Based on the Municipal GIS mapping, the existing building does comply with the setback provisions of the Central Area Commercial zone and adequate parking is available onsite (approx. 7 spaces located at the rear of the building).

The entire number of permitted uses in the Central Area Commercial zone will continue on the subject lands, with “Medical Office” as an additional permitted use.

Within Zoning By-law 2-2021 there are two existing Central Area Zone Exceptions which permit a Medical Office in other communities. These zones exceptions are CA-4 and CA-15. However, these exceptions do not apply to this site.

Conclusion

Administration recommends approval of the zoning by-law amendment, as it is consistent with the Provincial Policy Statement and conforms to the County of Essex and the Municipality of Lakeshore Official Plans.

Others Consulted

Notice was given to agencies and the general public as required under the provisions of the *Planning Act* and Regulations. As of the writing of this report, no comments were received from the public and no concerns were expressed from any agencies.

Financial Impacts

There are no budget impacts resulting from the recommendation.

Attachments:

Appendix A – Key Plan

Appendix B – Zoning By-law Permitted Use Table

Report Approval Details

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| Document Title: | Zoning By-law Amendment (ZBA-9-2021) – 6405 Main Street Comber.docx |
| Attachments: | - Appendix A – Key Plan.pdf - Appendix B – Zoning By-law Permitted Use Table.pdf |
| Final Approval Date: | May 3, 2021 |

This report and all of its attachments were approved and signed as outlined below:

Tammie Ryall

Rosanna Pellerito

Kristen Newman

Truper McBride