

Municipality of Lakeshore – Report to Council

Growth & Sustainability

Community Planning



To: Mayor & Members of Council

From: Ian Search, Planner II

Date: August 26, 2022

Subject: Zoning By-law Amendment (ZBA-11-2022) – 6405 Main Street Comber

Recommendation

Approve Zoning By-law Amendment Application ZBA-11-2022 (By-law 82-2022, Lakeshore By-law 2-2012), to permit a Library as an additional permitted use, and to permit a minimum of six parking spaces for a Library, at 6405 Main Street (Comber) as shown on the Appendix A – Key Map, as presented at the September 13, 2022, Council meeting.

Background

The subject property is located at 6405 Main Street in the settlement area of Comber. It is entirely designated 'Central Area' in the Municipality of Lakeshore Official Plan and is zoned Central Area Exception 17 (CA-17) Zone in the Lakeshore Zoning By-law.

The subject property is owned by the Municipality of Lakeshore. There is an existing building on the property that was used as a medical office in the past. That building is now to be used by Essex County Library. Essex County Library is relocating operations from the facility located across the street from the subject property – located at the Fire Station building at 6400 Main Street, and requires a facility that can meet accessibility needs prior to their reopening. The library use can be made accessible at 6405 Main Street and Essex County Library currently awaits the renovations to be completed to move their Comber location.

The CA-17 zone does not permit a library use. Therefore, a Zoning By-law Amendment proposes to add a library as an additional permitted use on the site. Additionally, the proposed amendment will permit a minimum of 6 off-street parking spaces for the library.

Subject Lands	Overall Lot Area – 1003.35m ² (10,800sqft) Proposed Use – Library Access – From alley at rear of property Services – municipal water and sanitary
Neighbouring Land Uses	Mix of single detached dwellings and local commercial

Official Plan	Central Area
Zoning By-law	Central Area Exception 17 (CA-17) Zone

Comments

Provincial Policy Statement and County of Essex Official Plan

There are no issues of provincial significance raised by the application. The subject property is in a secondary settlement area in the County of Essex Official Plan. Redevelopment on existing lots of record, including the creation of new uses, is permitted within this type of settlement area.

Lakeshore Official Plan

The subject property is located within an Urban Area in the Lakeshore Official Plan which is intended to accommodate a full range and mix of uses, including institutional uses. Additionally, the Official Plan states that the Municipality will promote redevelopment of underutilized sites in the Urban Areas.

The subject property is designated Central Area in the Official Plan and is located within a Secondary Node. Secondary Nodes may accommodate a diverse range and mix of community serving uses such as institutional uses. A library use is specifically permitted within the Central Area designation.

Zoning By-law

The Central Area Exception 17 (CA-17) Zone does not permit a library. A Zoning By-law Amendment is needed to include a library as an additional permitted use on the site.

The Zoning By-law requires ten parking spaces or one parking space for every 93.0 m² of gross floor area, whichever is greater. The amendment proposes to include relief from this parking requirement to permit a minimum of six parking spaces for the library. This is considered appropriate for the site to provide minimum parking space dimensions and parking aisle requirements, as well as to buffer the parking area from neighbouring land uses. On-street public parking is also available within close proximity of the property.

It is proposed that the parking area will be redeveloped through the site plan control process to introduce asphalt, address stormwater management, and add a vegetative buffer adjacent to the south side lot line (Appendix B – Sketch).

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 Plan.

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 – Sketch

Report Approval Details

Document Title:	ZBA-11-2022 Report - 6405 Main Street.docx
Attachments:	- Appendix A – Key Plan.pdf - Appendix B - Sketch.pdf
Final Approval Date:	Sep 8, 2022

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

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