

Municipality of Lakeshore

By-law 29-2023

Being a By-law to adopt OPA 20 to the Lakeshore Official Plan (Municipality of Lakeshore)

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 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. 20 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 an application to the County of Essex for approval of Amendment No. 20 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 April 4, 2023.

**Mayor
Tracey Bailey**

**Clerk
Kristen Newman**

The Constitutional Statement

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

Part B – The Amendment: Consisting of the following explanatory text and map schedule, constitutes Amendment No. 20 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. 20

Part A – The Preamble

Purpose and basis of the amendment – The purpose of the Official Plan Amendment is to allow for the formal site-specific operation of a Class 1 soil management facility. The property is locally known as 0 Manning Road, ARN: 37512200000264000000 (PIN: 75009-0011 (LT)) and legally described as PT LT 7-8 CON WEST OF RIVER PECHE MAIDSTONE PT 2, 4, 5 & 7 12R11154; S/T R1285372; LAKESHORE; S/T EASEMENT OVER PT LT 7 AS PT 2 PL 12R11154 AS IN CE120439; SUBJECT TO AN EASEMENT OVER PT 1 ON PL 12R26036 IN FAVOUR OF PT 3 ON PL 12R11154 AS IN CE641381. A portion of the property, shown in cross-hatch in Schedule A is subject to the Official Plan Amendment OPA-20.

A Class 1 soil management facility does not require reference to rail related uses as it is not applicable in its operation. Therefore, the amendment will remove the reference for rail related uses from the Official Plan Site Specific Policy Area placed on the subject area.

The Planning and land use analysis for the changes being made as part of OPA No. 20 are described in the documents referred to in the Planning and Land Use Analysis section of the amendment.

Part B – The Amendment:

Details of the Amendment

Section 6.11.3.2 “Maidstone Rail-Related Employment Area” is hereby amended as follows:

1. Delete Section 6.11.3.2 a) in its entirety and replace with the following:

6.11.3.2 a) – The predominant use of land will be for dry industrial uses. Examples of these types of industries include, but are not limited to, a transfer and wood recutting operation;

Implementation of the Amendment

The Official Plan Amendment will be implemented through a corresponding zoning by-law amendment file ZBA-20-2014 through by-law 30-2023 which will eliminate the reference to rail related uses and instead include a class 1 soil management facility as a permitted use.

Part C – The Appendices

Appendix 1 – Planning and Land Use Analysis

The planning and land use analysis in support of this Official Plan Amendment is contained within the following attachments:

- Staff Report: Official Plan Amendment (OPA-02-2018) and Zoning By-law Amendment (ZBA-20-2014), 0 Manning Rd, ARN: 37512200000264000000
- Planning Justification Report, prepared by Pillion Abbs Inc., dated August 3, 2022.

Appendix 2 – Public participation

The minutes of the public meeting of April 4, 2023, are attached for information purposes.

**Schedule A
to By-law 29-2023**

