



Zelinka Priamo Ltd.

LAND USE PLANNERS

August 27, 2024

Received payment October 8 2024

Planning and Development Services
Municipality of Lambton Shores
9575 Port Franks Road
Thedford, ON
N0M 2N0

Attention: Will Nywening, Planner

**Re: Application for Official Plan Amendment & Zoning By-law Amendment
 Delmart Holdings
 88 King Street East & 6330-6324 Townsend Line
 Forest, ON**

Our File: DCH/LSH/24-01

Zelinka Priamo Ltd., on behalf of Delmart Holdings, is pleased to submit materials for a concurrent Official Plan Amendment and Zoning By-law Amendment application to permit the redevelopment of a portion of the above-noted lands, known municipally as 88 King Street East & 6330-6324 Townsend Line (hereinafter referred to as the “subject lands”). The proposed development consists of a single-storey, multi-tenant commercial building.

BACKGROUND

The subject lands are located at the northwest corner of King Street East and Townsend Line. The subject lands are comprised of three irregularly-shaped parcels, with a total lot area of approximately 2.0ha (4.6ac); a total lot frontage of approximately 93.8m along King Street East and 101.6m along Townsend Line; and, a total lot depth of approximately 170.0m. The subject lands abut vacant lands to the north; King Street East to the east; Townsend Line to the south; and, low-density residential and open space uses to the west.

The easterly portion of the subject lands are currently occupied by a single-storey commercial building, being the Forest Foodland, with associated surface parking and landscaped areas. The westerly portion of the subject lands are primarily vacant, with the exception of an existing detached accessory building. Existing vehicular access is provided via two all-moves driveways from both King Street East and Townsend Line, leading to the existing surface parking area.

The subject lands are designated “*Urban Centre*” in the County of Lambton Official Plan; are designated “*Highway Commercial*” in the Municipality of Lambton Shores Official Plan; and, are zoned “*Commercial (C2)*” in the Municipality of Lambton Shores Zoning By-law. The subject lands are not located within the St. Clair Region Conservation Authority regulated area.

PROPOSED DEVELOPMENT

The proposed development consists of the development of the westerly underutilized portion of the subject lands for a single-storey, multi-unit commercial building. The existing detached accessory building is to be demolished.

The proposed commercial building will have a floor area of approximately 1,486.5m² and will be oriented to address King Street East.

The proposed building is anticipated to comprise of three (3) commercial units. Two of the units are anticipated to comprise of retail tenants, with the third unit anticipated to comprise of a restaurant with accessory drive-thru facility.

The existing surface parking is proposed to be expanded to accommodate additional vehicular parking anticipated from the proposed development. A total of 239 parking spaces, including 6 barrier-free spaces, will be provided for the entire subject lands. The proposed development will be primarily accessed from the existing driveway from Townsend Line.

PROPOSED AMENDMENTS

Retail stores of the unit sizes contemplated are not permitted on the subject lands under the current Official Plan and Zoning By-law regulations. As such, Official Plan Amendment and Zoning By-law Amendment applications are required to facilitate the development.

An Official Plan Amendment in the form of a special policy that permits new retail stores on the subject lands, including retail stores under 500m² of floor area on the subject lands is required.

The proposed Zoning By-law Amendment application seeks to re-zone the subject lands to a site-specific, special regulation “*Commercial (C2(_))*” zone, with site-specific provisions as follows:

- “*Retail Store*” to be included as an additional permitted use; and,
- That privacy fencing be provided rather than a planting strip.

SUBMISSION PACKAGE

As requested, the submission package will include electronic PDF copies of the following materials:

- Completed Official Plan Amendment and Zoning By-law Amendment application form(s), including authorizations;
- Architectural Package;
- Archaeological Assessment;
- Planning Justification Report;
- Retail Market Impact Study;
- Functional Servicing Report;
- Plan of Survey; and,
- Transportation Impact Study.

The applicable application fees, in the amount of **\$3,550.00** made payable to the Municipality of Lambton Shores and **\$1,025.00** made payable to the County of Lambton, will be delivered to the Municipal office separately. We trust that the enclosed information is satisfactory and we look forward to working with staff on this file. If you have any questions, or require further information, please do not hesitate to call.

Sincerely,

ZELINKA PRIAMO LTD.

A handwritten signature in blue ink, appearing to read 'TW', is positioned above the typed name.

Taylor Whitney, CPT
Intermediate Planner