



THE TOWN OF LAKESHORE
NOTICE OF ELECTRONIC (Virtual) PUBLIC MEETING
Application(s) for Draft Plan of Condominium (Vacant and Standard Type)

PURPOSE

File No: County of Essex Files: 37-CD-19002 (Vacant Land Condominium), 37-CD-19003, 37-CD-19004, 37-CD-20001 (Standard Condominium),
Location: 0 Amy Croft Drive (see key map below)

The County of Essex (Approval Authority) has received 4 applications for Plans of Condominium (1 Vacant Land Condominium Application and 3 Standard Condominium Applications). The subject property was a former golf driving range. The applicant, Beachside Development Ltd. has applied for Condominium approval to permit 22 townhouses and two apartment buildings (58 units each), on a common element private road, as well as units or land to be set aside for future development.



DATE: June 23, 2020

TIME: 6:00 pm

LOCATION: Electronic (Virtual) Public Meeting

As this will be an electronic public meeting where there will be no physical in person attendance at Town Hall, due to COVID-19, there will be opportunities provided to watch the meeting live www.lakeshore.ca and provide input electronically or by written correspondence, prior to a decision being made.

HOW CAN I PARTICIPATE?

During such a time any person who wishes to attend this Public Meeting electronically and /or speak at this meeting, you will need to register as a delegation for the meeting. Please provide your contact information (name, address, email and phone number) to Development Services, via email to **Gisele Pillon, Administrative Assistant**, at gpillon@lakeshore.ca or phone 519-728-1975, ext. 276, no later than the deadline of 24 hours prior to the date and time of the scheduled meeting. Attendees/Delegates will be contacted directly with registration details prior to the meeting.

ANY PERSON may make written representation in support of or in opposition to the applications. Arrangements will be made to provide you with a copy of any requested materials by mail or email. Additional information will also be posted on the Town's website. Written submissions regarding the proposed applications, can be made to **Kim Darroch, MCIP, RPP, Manager of Development Services**, Town of Lakeshore, Development Services Office, 419 Notre Dame Street, Belle River, Ontario, N0R 1A0, facsimile 519-728-4577, telephone 519-728-1975, ext. 245 or email (please include your mailing address) to kdarroch@lakeshore.ca.

NOTIFICATION

If you wish to be notified of the decision of the County of Essex in respect of the proposed applications, you must make a written request to the County of Essex, c/o Rebecca Belanger, Manager of Planning, County of Essex, 360 Fairview Avenue West, Essex, Ontario, N8M 1Y6 and indicating the **County of Essex File Numbers: 37-CD-19002 (Vacant Land Condominium), 37-CD-19003, 37-CD-19004, 37-CD-20001 (Standard Condominium)**.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Essex in respect of the proposed Plan of Condominium(s) before the approval authority gives or refuses to give approval to the draft Plan of Condominiums, the person or public body is not entitled to appeal the decision of the County of Essex to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Essex in respect of the proposed Plan of Condominiums before the approval authority gives or refuses to give approval to the draft Plan of Condominium (s), the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

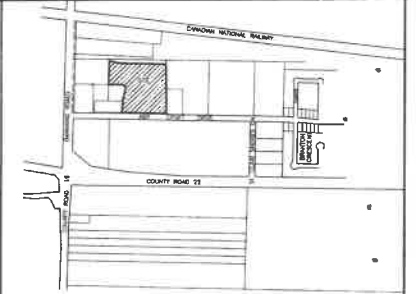
DATED AT THE TOWN OF LAKESHORE THIS 1st DAY OF JUNE, 2020.

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS, AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ADDITIONAL INFORMATION REQUIRED UNDER THE CONDOMINIUM ACT, 1998 AND SECTION 51 (17) OF THE PLANNING ACT, 1990.
 A) ON DRAFT PLAN B) ON DRAFT PLAN C) ON DRAFT PLAN D) ON DRAFT PLAN E) ON DRAFT PLAN F) ON DRAFT PLAN G) ON DRAFT PLAN H) MUNICIPAL WATER I) CLAY J) R/W K) ALL MUNICIPAL SERVICES PROVIDED L) ON DRAFT PLAN
 SITE AREA
 3.858 Hectares / 9.533 Acres

LINE SCHEDULE		
LINE	BEARING	DISTANCE
L1	N03°31'40"E	3.50

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM ORB OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (41° WEST LONGITUDE) NAD83 (CSRS) (2010).		
COORDINATE VALUES ARE TO AN URBM ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N4685593.411	E345937.438
ORP-B	N4685602.561	E345951.082
COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



KEY PLAN
 NOT TO SCALE

DRAFT PLAN OF VACANT LAND CONDOMINIUM OF PART OF LOTS 2 AND 3 CONCESSION WEST OF PIKE CREEK
 GEOGRAPHIC TOWNSHIP OF MAIDSTONE
 NOW IN THE
TOWN OF LAKESHORE
 COUNTY OF ESSEX, ONTARIO
 © VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZARE INC.
 SCALE = 1:500

LEGEND AND NOTES
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99998959

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (B) UNLESS OTHERWISE NOTED.
 □ DENOTES 25mm x 25mm x 1.2m STANDARD IRON BAR
 □ DENOTES 25mm x 25mm x 0.61m SHORT STANDARD IRON BAR
 □ DENOTES 18mm x 18mm x 0.61m IRON BAR
 □ DENOTES 10mm diameter x 0.61m ROUND IRON BAR
 □ DENOTES CUT-CROSS
 □ DENOTES 50mm x 50mm STEEL PIN
 □ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT SET AND MARKED 1744
 □ DENOTES WITNESSES 1) DENOTES PERPENDICULAR 2) DENOTES DEED 3) DENOTES OBSERVED REFERENCE POINT 4) DENOTES MEASURED 5) DENOTES SET 6) DENOTES MEASURED 7) DENOTES SET PROPORTIONALLY 8) DENOTES ORIGIN UNKNOWN 9) DENOTES PLAN 12R-27279 10) DENOTES PLAN 12R-27957 11) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC., O.L.S.

CURVE SCHEDULE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	8.00	2.02	2.02	N87°14'0"W
C2	8.30	2.17	2.17	N78°38'20"W
C3	15.00	3.63	3.92	N78°38'20"W
C4	5.00	3.91	3.81	N84°08'20"E

OWNER'S AUTHORIZATION
 I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL
 DATE FEBRUARY 13, 2020
 PETRO VALDIE
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
 THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.
 DATE FEBRUARY 13, 2020
 ROY SIMONE
 ROY A. SIMONE
 ONTARIO LAND SURVEYOR

VERHAEGEN SURVEYING
 LAND SURVEYORS
 A DIVISION OF J.D. BARNES LTD.
 144 COTTARA STREET, WINDSOR, ON, N9A 3E1
 TEL: (519) 258-1772 FAX: (519) 258-1791 www.verhaegen.com

DRAWN BY: D.J. CHECKED BY: R.A.S. REFERENCE NO.: 19-47-242-00 / J-642
 FILE: 1947242008.dwg E-MAD-NPC-2 CAD Date: February 13, 2020 10:45 AM
 CIO File: 1947242008.dwg



ESSEX COUNTY ROAD 19 (MANNING ROAD)
 (TOWNLINK ROAD BETWEEN THE TOWN OF TECHUMSEH AND THE TOWN OF LAKESHORE)

