



July 13, 2020

VIA EMAIL ONLY

Town of Tecumseh
Attention: Ms. Laura Moy
917 Lesperance Road
Tecumseh, ON, N8N 1W2

**Subject: Public Notice of an Application and
Request to Hold a Public Meeting
Location: Part of Lot 147, Concession 1
Applicant: Gateway Tower Inc. c/o Peter Valente
County of Essex File No.: 37-CD-20002**

Dear Ms. Moy:

Pursuant to Subsection 51(20) of the Planning Act the County of Essex requests the Town of Tecumseh to give notice and hold a public meeting concerning the attached proposed draft plan of condominium, County of Essex File No. 37-CD-20002.

It is also requested that you give Public Notice of the Application in accordance with Subsection 51(20) of the Planning Act and Subsection 4 of Ontario Regulation 544/06. As noted in Subsection 51(20) the approval authority for plans of condominium is required to give notice of the receipt of an application at least 14 days prior to making a decision. The regulation provides that the approval authority may require the local municipality to provide public notice of the receipt of an application on its behalf.

Notice of the public meeting shall be given to the public and identified agencies in accordance with Subsection 4 of Ontario Regulation 544/06. The notice of a public meeting shall:

- (i) indicate the date, time and location of the public meeting;
- (ii) include a description of the proposed plan of condominium;
- (iii) include a key map showing the location of the land proposed to be subdivided;
- (iv) indicate where and when additional information regarding the proposed plan of condominium will be available to the public for inspection;
- (v) include the following statement:

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Essex in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, 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 a public meeting, if one is held, or make written submissions to the County of Essex in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, 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.

(vi) include the following statement:

If you wish to be notified of the decision of the County of Essex in respect of this proposed plan of condominium, you must make a written request to the County of Essex 360 Fairview Avenue West, Essex, ON, N8M 1Y6, indicating the County of Essex file number;

(vii) indicate, if known, if the land proposed to be subdivided is the subject of an application under the Act for approval of a proposed official plan or plan amendment or for a zoning by-law amendment or a Minister's zoning order amendment or a minor variance, and the file number of the application(s);

(viii) indicate to whom written submissions in respect of the proposed plan of condominium are to be made.

The public meeting shall be held no sooner than 14 days after the requirements for the giving of notice of the public meeting have been met.

Within 15 days of the public meeting, the municipality or planning board must submit the information in Subsection 6 of Ontario Regulation 544/06 to the Manager, Planning Services, County of Essex.

Thank you for your assistance in this matter.

Yours truly,



REBECCA BELANGER, MCIP, RPP
Manager, Planning Services

c.c. Brian Hillman David Mady

☎ 519-776-6441 ext. 1325
TTY 1-877-624-4832

📍 360 Fairview Ave. W.
Suite # 302 Essex, ON N8M 1Y6

💻 countyofessex.ca