



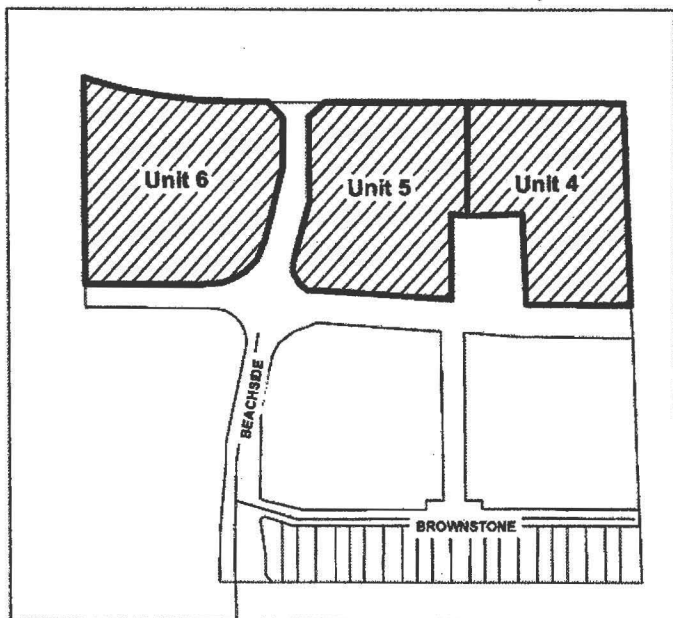
FORM 1
THE PLANNING ACT, R.S.O. 1990
NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT BY
THE CORPORATION OF THE TOWN OF LAKESHORE
ZBA-9-2020 (Beachside Development Inc.)

TAKE NOTICE that the Council of the Corporation of the Town of Lakeshore has passed By-law 092-2020 on the 15th day of December, 2020, under Section 34 & 36 of the Planning Act, R.S.O. 1990.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Town of Lakeshore before the proposed Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of The Corporation of the Town of Lakeshore to the Local Planning Appeal Tribunal. **IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Town of Lakeshore before the Zoning By-law Amendment is adopted, 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 add the person or public body as a party. An appeal to the Local Planning Appeal Tribunal in respect of the By-law may be completed by filing with the Clerk of the Town of Lakeshore not later than the **12th of January 2021**, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the required fee, as per the Local Planning Appeal Tribunal website, made payable to the Minister of Finance.

An explanation of the purpose of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies, are detailed below. The complete By-law and any associated information is available for inspection at Town Hall during regular office hours.

DATED at the Town of Lakeshore this **23rd** day of December, 2020.



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JAN 14 2021
Town of Tecumseh

Information or questions may be directed to:

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EXPLANATORY NOTE

Unit 4 on Key Map

Mixed Use Zone Exception 32 (MU-32)

- Maximum Height: 19.0m (6 storeys)
- Minimum Landscaped Open Space: 16.38%
- Maximum Gross Floor Area: 6,972m²
- Minimum setbacks
 - Front yard: 3.0m
 - Interior side yard, private road: 8.25m
 - Rear Yard: 9.36m
- Parking Requirements:
 - Parking, Apartment: Minimum of 61 stalls
 - Parking, Visitor: Minimum of 13 stalls
 - Parking, Loading: 0 space – Note: to be shared with Unit 5

All other requirements shall be in accordance with the General Provisions and Mixed Use Zone.

Unit 5 on Key Map

Mixed Use Zone Exception 33 (MU-33)

- Maximum Height: 19.0m (6 storeys)
- Minimum Landscaped Open Space: 15.73%
- Maximum Gross Floor Area: 6,972m²
- Minimum setbacks
 - Front yard: 3.0m
 - Interior side yard, private road: 8.25m
 - Rear Yard: 9.09m
- Parking Requirements:
 - Parking, Apartment: Minimum of 74 stalls
 - Parking, Visitor: Minimum of 13 stalls
 - Parking, Loading: 1 space – Note: to be shared with Unit 4

All other requirements shall be in accordance with the General Provisions and Mixed Use Zone.

Unit 6 on Key Map

Mixed Use Zone Exception 34 (MU-34)

- Maximum Height: 19.0m (6 storeys)
- Maximum Gross Floor Area: 6,972m²
- Minimum setbacks
 - Front yard: 3.0m
 - Interior side yard, private road: 8.25m
- Parking Requirements:
 - Parking, Apartment: Minimum of 72 stalls
- New Holding Provision:

Holding Symbol	Permitted Use Until the holding symbol is removed.	Conditions for removal of the Holding Symbol.
h24	Existing uses shall be the only uses permitted in the interim.	<p>The holding symbol shall not be removed until such time as the following have been completed to the satisfaction of the Town of Lakeshore:</p> <ul style="list-style-type: none">- The applicant enters into a site plan (amendment) agreement with the Town of Lakeshore;- The Lanoue Street extension is operational;- The Regional Stormwater Management Facility is operational;- The Condominium Agreement has been approved by the Town & County of Essex; and- The draft plan of condominium has been approved by the County of Essex.