

**TOWN OF TECUMSEH
NOTICE OF PUBLIC MEETING
PROPOSED PLAN OF CONDOMINIUM APPROVAL**

TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a public meeting **Tuesday, July 9th, 2019 at 5:30 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider a proposed Plan of Condominium Approval pursuant to the provisions of the *Planning Act*, R.S.O. 1990.

The County of Essex (the Approval Authority) has received Application No. 37-CD-19001 for approval of a Plan of Condominium on a 1.3 hectare (3.2 acre) property located on the north side of Tecumseh Road (14328 and 14346 Tecumseh Road), approximately 45 metres east of its intersection with Brighton Road (see Key Map below for location). The subject property is currently vacant and was once the location of the former Pud's Marina, which closed in 2017. The purpose of the application is to request Plan of Condominium Approval to permit the condominium ownership of the units within a five-storey, 64-unit condominium dwelling that is proposed to be constructed on the subject property. The Condominium approval will also include associated parking spaces, boat slips, storage areas and common areas.

The subject property is designated in a site specific "Medium Density Residential" designation in the St. Clair Beach Official Plan and zoned "Residential Type Three Zone (R3-13)" in the St. Clair Beach Zoning By-law 2065. The designation and zoning permit the construction of the proposed five-storey, 64-unit condominium dwelling.

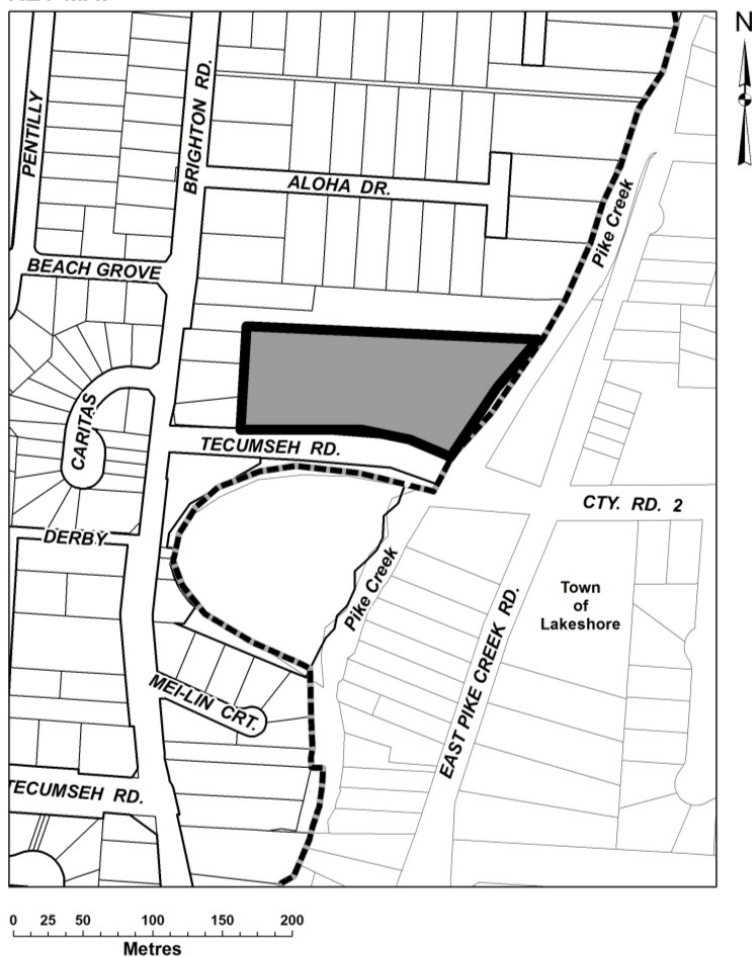
In addition to the approval of the Plan of Condominium application by the County of Essex, it should be noted that Council approval of a site plan control agreement pertaining to the subject property will be required prior to the proposed development proceeding.


ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of 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 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 the public meeting 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.

KEY MAP



 **Property Subject to Proposed Plan of Condominium Approval**

 **Municipal Boundary**

If you wish to be notified of the decision of the County of Essex in respect of the proposed Plan of Condominium, **you must make a written request** to the County of Essex, c/o Ms. Rebecca Belanger, Manager, Planning Services – 360 Fairview Ave W. Essex, ON N8M 1Y6, indicating the County of Essex file number (37-CD-19001).

Written submissions in respect to the proposed Plan of Condominium are to be made to the attention of Laura Moy, Clerk, Town of Tecumseh, at the address listed below.

ADDITIONAL INFORMATION and any associated reports/documents relating to this matter are available for review during regular office hours at the Town Municipal Office on Lesperance Road.

The Public Meeting Agenda regarding these applications will be available on the Town's website <https://calendar.tecumseh.ca/meetings> on Friday, July 5, 2019.

DATED AT THE TOWN OF TECUMSEH
THIS 18TH DAY OF JUNE, 2019.

LAURA MOY, CLERK
TOWN OF TECUMSEH
917 LESPERANCE ROAD
TECUMSEH, ONTARIO
N8N 1W9