

April 16, 2024

**VIA EMAIL ONLY**

Municipality of Lakeshore  
Attention: Ms. Brianna Coughlin  
Legislative and Legal Services  
419 Notre Dame St.  
Belle River, ON, N0R 1A0

**Subject: Notice of an Application and  
Request to Notify the Public and Public Bodies  
Municipality: Municipality of Lakeshore  
Location: PT LTs 3, 9 & 17, CON East of Puce River (Maidstone)  
Applicant: 1156756 Ontario Ltd. c/o Jenny Coco  
County of Essex File No: 37-T-24004 – River Ridge Phase 8**

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Dear Ms. Coughlin:

Pursuant to Subsection 51(19.1) of the Planning Act, the County of Essex advises the Municipality of Lakeshore that the attached proposed draft plan of subdivision, County of Essex File No. 37-T-24004 has been deemed complete.

It is also requested that you give Notice of the Application in accordance with Subsection 51(19) of the Planning Act and Subsection 4 of Ontario Regulation 544/06 as amended by Regulation 298/19. 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 application shall be given to the public and identified agencies in accordance with Subsection 4 of Ontario Regulation 544/06. The public notice shall include the below information:

- (i) include a description of the proposed plan of subdivision;
- (ii) include a description of the subject land or 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 subdivision will be available to the public for inspection;
- (v) if applicable, a request that the notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents;

(vii) include the following statement:

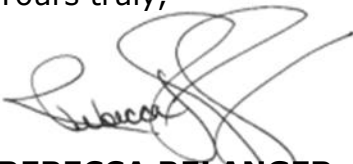
For more information about this matter, including the information about preserving your appeal rights, contact the Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON, N8M1Y6, or at [rbelanger@countyofessex.ca](mailto:rbelanger@countyofessex.ca), indicating the County of Essex file number.

Further, based on Subsection 51(22) Notice of the application should also advise that "any person or public body may make written submissions to the approval authority before the approval authority makes its decision under subsection (31) of the Act".

We would also request that this application be brought to an upcoming Council Meeting seeking a resolution of support and provide the same to the County, along with any requested conditions of approval as in Subsection 51(25) of the Planning Act.

Thank you for your assistance in this matter.

Yours truly,



**REBECCA BELANGER, MCIP, RPP**  
Manager, Planning Services

c.c. Jenny Coco                      Rocky Coco                      Karl Tanner                      Ryan Donally  
Tammie Ryall