

**From:** [Real Estate Canada](#)  
**To:** [Ian Search](#)  
**Subject:** RE: Notice of Public Meeting - Zoning By-law Amendment ZBA-17-2024 - Municipality of Lakeshore  
**Date:** October 15, 2024 1:10:19 PM  
**Attachments:** [image001.png](#)

---

You don't often get email from [real\\_estatecanada@cpkcr.com](mailto:real_estatecanada@cpkcr.com). [Learn why this is important](#)

**[EXTERNAL EMAIL]** CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

**Comments on, within 500m of CPKC Rail line**

**Please note that CPKC's Windsor Subdivision is classified as a principal mainline track.**

CPKC is generally not opposed to Commercial/Industrial type developments adjacent to our right of way. Notwithstanding that statement, commercial developments should still meet certain recommendations based upon site specific conditions and intended use. CPKC is not in favour of residential uses that are not compatible with rail operations as the safety and welfare of residents can be adversely affected by rail operations. CPKC freight trains operate 24/7 and schedules/volumes are subject to change.

CPKC's approach to any development or expansion in the vicinity of rail operations is encapsulated by the recommended 2013 Proximity Guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. CPKC continues to recommend that all proposed developments (whether residential, commercial, or industrial) follow the 2013 Proximity Guidelines. It is incumbent upon the developer to incorporate these safety measures to a degree that satisfies the requirements of the relevant agencies issuing building and development permits. The 2013 Proximity Guidelines can be found here: <http://www.proximityissues.ca/>

In addition, all construction, continued maintenance, access, ingress and egress must be done without entering railroad right of way. This includes but is not limited to maintenance of any equipment, lawn care, snow plowing and emergency exits via windows or doors.

CPKC recommends that the below condition be inserted in all property and tenancy agreements or future offers of purchase and sale for all dwelling units in the proposed building(s):

"CPKC and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, CPKC will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

We would appreciate being circulated with all future correspondence related to developments adjacent to our right of way.

Thank you,

Real Estate Canada



[Real\\_EstateCanada@cpr.ca](mailto:Real_EstateCanada@cpr.ca)  
7550 Ogden Dale Road SE, Building 1  
Calgary AB T2C 4X9

**\*\* Please be advised that [CP Proximity-Ontario@cpr.ca](mailto:CP_Proximity-Ontario@cpr.ca) was deactivated February 15, 2023. Effective immediately, please ensure your contact email for CP Proximity-Ontario is updated to [Real\\_EstateCanada@cpr.ca](mailto:Real_EstateCanada@cpr.ca) to ensure your communication is received and replied to in a timely manner \*\***

---

**From:** Ian Search <[isearch@lakeshore.ca](mailto:isearch@lakeshore.ca)>

**Sent:** Friday, October 11, 2024 8:45 AM

**To:** Ian Search <[isearch@lakeshore.ca](mailto:isearch@lakeshore.ca)>

**Subject:** Notice of Public Meeting - Zoning By-law Amendment ZBA-17-2024 - Municipality of Lakeshore

**This Message Is From an External Sender**

This email did not originate from CPKC. Please exercise caution with any links or attachments.

Hi all,

Please see attached public meeting notice for a Zoning By-law Amendment application in the Municipality of Lakeshore, Ontario. The subject property is 12100 Lakeshore Road 303.

Please provide any comments to me with respect to this application by **October 21, 2024**.

Kind Regards,

**Ian Search**

**Planner I**

Municipality of Lakeshore | Growth and Sustainability - Community Planning

419 Notre Dame Street, Belle River, ON, N8L 0P8

T: 519-728-1975 ext.246

Connect with us online at [Lakeshore.ca/Connect](https://lakeshore.ca/Connect)

**Ian Search**

**Planner I**

Municipality of Lakeshore | Community Planning

419 Notre Dame Street, Belle River, ON, N8L 0P8

T: 519-728-1975 x246