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January 27, 2025

Mayor Tracey Bailey and Members of Council
Municipality of Lakeshore
419 Notre Dame St.
Belle River, ON, N8L 0P8

Attention: Ian Search, Community Planning

Dear Sirs / Madams:

Re: 492 County Road 8
ZBA-19-2024 – Consent Application B-12-2023

We act for the Greater Essex County District School Board, the registered owner of the above property and the applicant in the above matters.

We have received notice of the public meeting scheduled for February 4, 2025, at 6:00 P.M. pertaining to our client's application for an amendment to Zoning By-law 2-2012 under Section 34 of the *Planning Act*.

We write to advise that we support the application. Our reasons are summarized below.

By way of background, the Municipality of Lakeshore Committee of Adjustment provisionally granted the School Board's application for consent to sever the now closed and vacant Sun Parlour Public School (the "**Severed Parcel**") from the School Board's larger holding which includes Essex District High School. The School Board's larger holding, of which the Severed Parcel forms part, straddles the Municipality of Lakeshore and the Town of Essex. As the Severed Parcel is surplus to the School Board's needs, the School Board intends to dispose of it in accordance with the provisions of the *Education Act* and regulations made thereunder.

The Committee of Adjustment's decision granting the consent is subject to a condition that the zoning applicable to the Severed Parcel be amended to add a holding symbol so that only existing uses will be permitted thereon. The holding provision may be removed once the Town of Essex confirms the availability of servicing and servicing capacity¹ for the Severed Parcel and approval for development is granted. We anticipate that in due course a purchaser of the

¹ Municipal services required to facilitate redevelopment of the Severed Parcel will be under the jurisdiction of the Town of Essex; hence, approval for servicing the Severed Parcel is required from the Town of Essex.

Severed Parcel will take the steps necessary to construct services and secure approval to develop the property in accordance with the Municipality of Lakeshore's planning framework.

The proposed holding symbol will simply maintain the status quo of the Severed Parcel pending its sale and redevelopment – it will not permit redevelopment of this property.

We respectfully request that Council approve the School Board's application to amend Zoning By-law 2-2012.

We request an opportunity to address Council at the February 4, 2025, public meeting. We also request a copy of Council's decision.

Thank you for your consideration.

Yours truly,
Overland LLP



Brad Teichman
Partner

- c. Shelley Armstrong, Superintendent of Business
Greater Essex County District School Board