

February 21, 2025

Municipality of Lakeshore
419 Notre Dame St.
Belle River, ON
N0R 1A0

Attention: Mayor and Members of Council

1714 Oriole Park Drive
Draft Plan of Subdivision
Cul-De-Sac Length Extension
Municipality of Lakeshore

On behalf of our client, Cooper Estates Ltd., we formally request to present a delegation to Lakeshore Council regarding the proposed cul-de-sac length within the Oriole Park Draft Plan of Subdivision. The property is located at 1714 Oriole Park Drive in the community of Woodslee, north of County Road 46, herein referred to as the 'Subject Site'.

The proposed residential development includes ten (10) single detached dwellings and twenty-six (26) semi-detached dwelling units and is appropriately zoned for the proposed use. The new 20m (66 ft) right-of-way cul-de-sac providing access from Oriole Park Drive is 318 m (1043 ft), exceeding Lakeshore's 250 m (800 ft) policy for temporary cul-de-sacs in staged developments. The extended length accommodates a future phased approach to the subdivision. (refer to [Figure 1.0: Concept Plan](#)). In consultation with the Municipality of Lakeshore Fire Chief, the updated plan incorporates a 15 m (49 ft) turning radius to accommodate the Municipality's emergency response vehicles (refer to [Figure 2.0: Fire Route Plan](#)).

We have successfully developed several new streets in the region with longer cul-de-sac designs, demonstrating effective planning without any issues. Extended cul-de-sacs optimize land use by increasing housing capacity and fostering a sense of community and safety due to reduced through traffic. They also allow for future infrastructure flexibility and help preserve green spaces. This proposed development within the existing settlement area offers diverse housing options to the Woodslee Hamlet community, providing future residents with convenient access to local amenities. Additionally, it addresses the need for infill residential development within settlement areas and aligns with the housing goals outlined in the Provincial Planning Statement (PPS), County Official Plan, and Lakeshore Official Plan.

We understand that such changes require Council approval and we kindly request to be included on the next available Council meeting agenda. We are eager to present our detailed plans and background studies on the proposed development.

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Municipality of Lakeshore
Page 2
February 21, 2025

COUNTERPOINT | **DILLON**
LAND DEVELOPMENT BY | CONSULTING

Thank you for your time and consideration. Should you have any questions or require additional information please do not hesitate to contact the undersigned at afarkas@dillon.ca.

Sincerely,

DILLON CONSULTING LIMITED

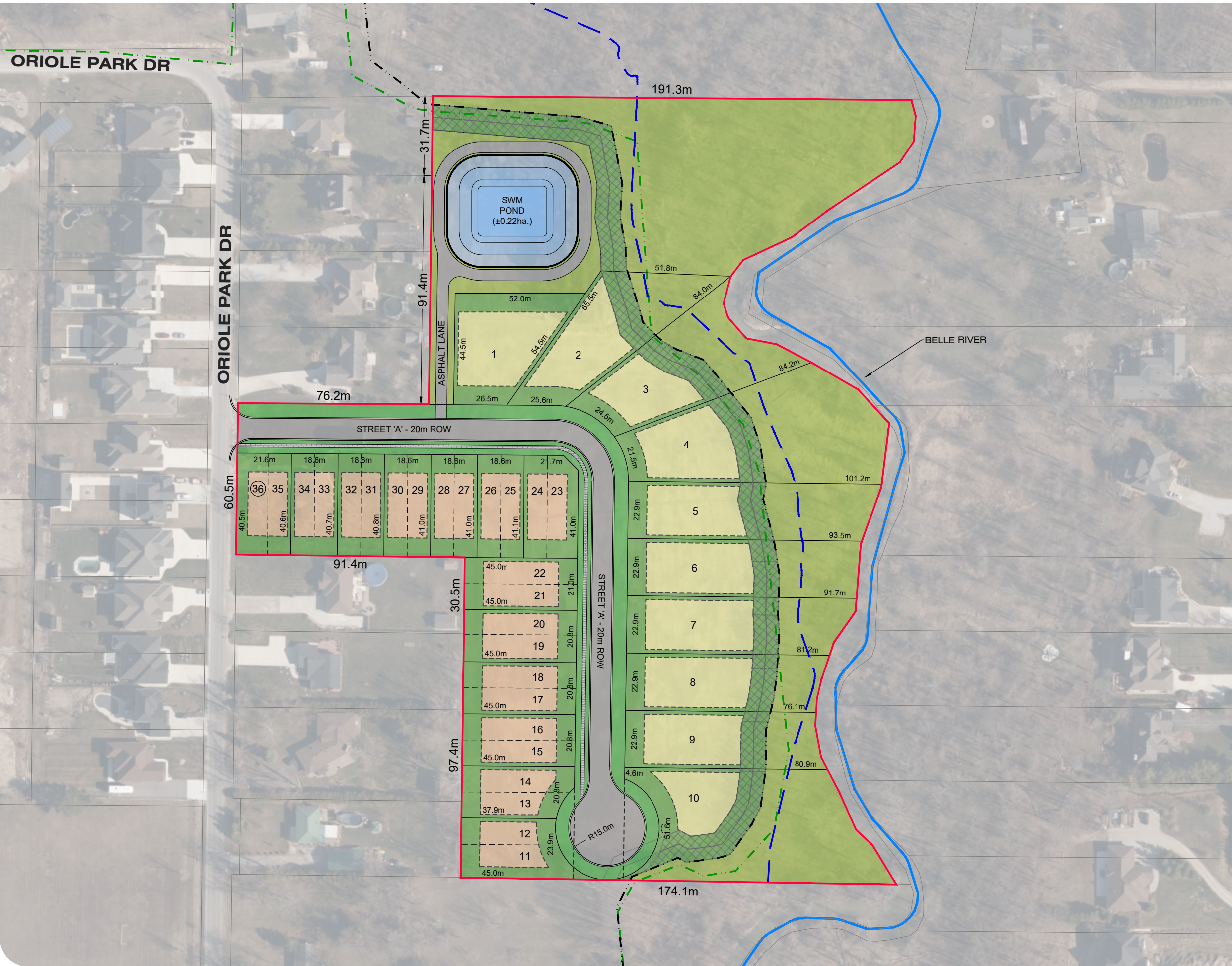


Amy Farkas, MCIP RPP
Associate
AMF:dt

Our File: 24-7804

Encl.

cc: John Vanderwerf – Cooper Estates Ltd
Brent Klundert – BK Cornerstone
Tammie Ryall – Municipality of Lakeshore



COOPER ESTATES LTD
 1714 ORIOLE PARK DRIVE
 LAKESHORE ONTARIO

CONCEPT PLAN
 FIGURE 1.0

- SUBJECT AREA
(±5.42 ha/ 13.40 ac)
- PROPOSED SINGLE DETACHED
(10 LOTS)
- PROPOSED SEMI-DETACHED
(13 LOTS-26 UNITS)
- PROPOSED LANDSCAPE
- PROPOSED SWM POND
(±0.20 ha)
- PROPOSED ROW
- PROPOSED SIDEWALK
- 1:100 YEAR FLOOD LINE
- DRAIN (BELLE RIVER)
- SIGNIFICANT VALLEY LAND
(ERCA)
- NATURAL ENVIRONMENT/ SIGNIFICANT
TERRESTRIAL FEATURE (ESSEX COUNTY)
- NATURAL ENVIRONMENT/ SIGNIFICANT
TERRESTRIAL FEATURE 10.0m BUFFER

SITE MATRIX

PROPOSED ZONE	- HR (HAMLET RESIDENTIAL)
MIN. LOT AREA	- 500 m ² / 270m ²
MIN. LOT FRONTAGE	- 15m / 9.0m or 12.0m
SETBACKS (MIN.):	
FRONT YARD DEPTH	- 7.5m
REAR YARD DEPTH	- 7.5m
SIDE YARD DEPTH	- 1.5m
EXTERIOR YARD DEPTH	- 4.5m
UNIT COUNT	- 36 UNITS

SCALE: 1:1500 (11x17)



MAP/DRAWING INFORMATION:
 THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND
 BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

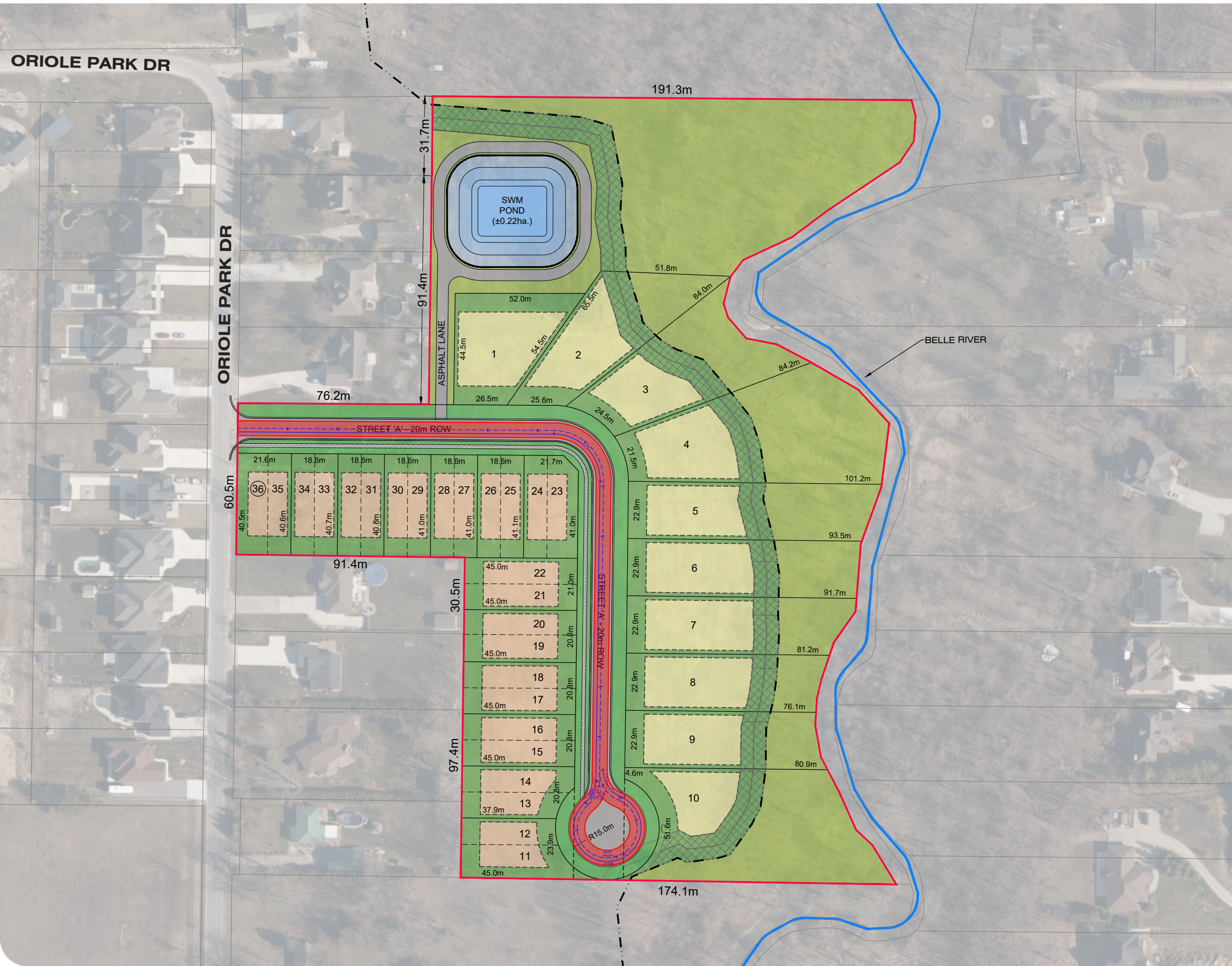
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SOURCE: COUNTY OF ESSEX AERIAL
 PHOTOGRAPHY (2023)

PROJECT: 24-7804
 STATUS: FINAL
 DATE: 12/17/2024









ORIOLE PARK DR

ORIOLE PARK DR



COOPER ESTATES LTD
 1714 ORIOLE PARK DRIVE
 LAKESHORE ONTARIO

FIRE ROUTE PLAN
 FIGURE 2.0

-  SUBJECT AREA
(±5.42 ha/ 13.40 ac)
-  PROPOSED FIRE ROUTE
-  PROPOSED SINGLE DETACHED
(10 LOTS)
-  PROPOSED SEMI-DETACHED
(13 LOTS-26 UNITS)
-  PROPOSED LANDSCAPE
-  PROPOSED SWM POND
(±0.20 ha)
-  PROPOSED ROW
-  PROPOSED SIDEWALK

SCALE: 1:1500 (11x17)



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