

July 8, 2025

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

Attention: Urvi Prajapati  
Team Leader, Community Planning

**Cooper Mills II  
Draft Plan of Subdivision  
Municipality of Lakeshore  
PJR Addendum**

This Addendum has been prepared as a supplement to the existing Planning Justification Report (PJR) prepared by Dillon Consulting Limited (dated October 2023) and background documents associated with the Draft Plan of Subdivision application for the Cooper Mills II development.

Since the submission in October 2023, the proposed Draft Plan of Subdivision has been updated following consultations with the Municipality of Lakeshore and the County of Essex. Updates include the removal of Blocks 26 and 27. These blocks were originally shown as "Future Development" on the August 24, 2023 Draft Plan of Subdivision (refer to **Figure 1.0**). This change was requested by the Municipality and County of Essex, pending completion of the Record of Site Condition (RSC) process (Ministry of the Environment) and confirmation of additional servicing and sanitary capacity (Municipality of Lakeshore).

Block 28, also previously shown as "Future Development" on the August 24, 2023 Draft Plan of Subdivision, has been updated as Blocks 26 and 27 for the development of townhouses (refer to **Figure 2.0**).

The revised Draft Plan of Subdivision, dated February 12, 2025 (refer to **Figure 3.0**), now comprises 27 blocks, consistent with the Municipality's current policies and guidelines. Blocks 1 through 27 will be developed for residential uses, totaling 90 residential units. These units will be established through Part-Lot Control exemption upon Draft Plan of Subdivision approval.

1 Riverside Drive W.  
Windsor, Ontario  
Canada  
N9A 5K3  
Telephone  
519.948.5000  
Fax  
519.948.5054

*Municipality of Lakeshore*

*Page 2*

*July 8, 2025*

Based on our on-going discussions with the County and the Municipality, we can confirm that the changes do not impact the recommendations contained in the supporting studies.

A handwritten signature in cursive script that reads "Amy Farkas".

---

Amy Farkas, MCIP RPP

Jul 10, 2023 - 2:11pm G:\CAD\138221 - Cooper Mills II\DPS\DPS - July 2023.dwg



## LEGEND

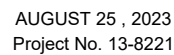
SIB	DENOTES	25mm X 25mm X 1.22m	STANDARD IRON BAR
SSIB	DENOTES	25mm X 25mm X 0.61m	SHORT STANDARD IRON BAR
IB	DENOTES	16mm X 16mm X 0.61m	IRON BAR
IB Ø	DENOTES	19mm diameter X 0.61m	ROUND IRON BAR
CC	DENOTES CUT-CROSS		
	DENOTES SURVEY MONUMENT FOUND		
	DENOTES SURVEY MONUMENT SET AND MARKED 1528		
WT.	DENOTES WITNESS	⊥	DENOTES PERPENDICULAR
(S)	DENOTES SET	(M)	DENOTES MEASURED
(S/P)	DENOTES SET PROPORTIONALLY		(OU) DENOTES DEED
(P1)	DENOTES PLAN 12R-19736		(P2) DENOTES ORIGIN UNKNOWN
(1528)	DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.		

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) RESIDENTIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY LOAM
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN

**"METRIC"** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DATE: August 25, 2023 SIGNED:   
MR. JOHN VANDERWERF  
OWNER

DATE: August 25, 2023 SIGNED: Andrew S. Mantha  
ANDREW S. MANTHA, O.L.S.



37-T-XXXXXX

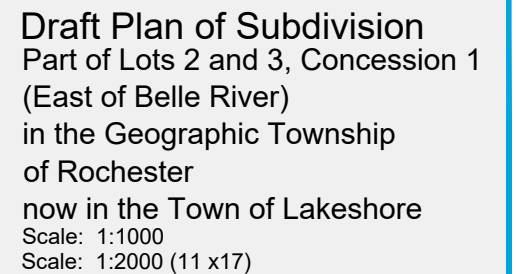


Figure 2.0 - Conceptual Development Plan

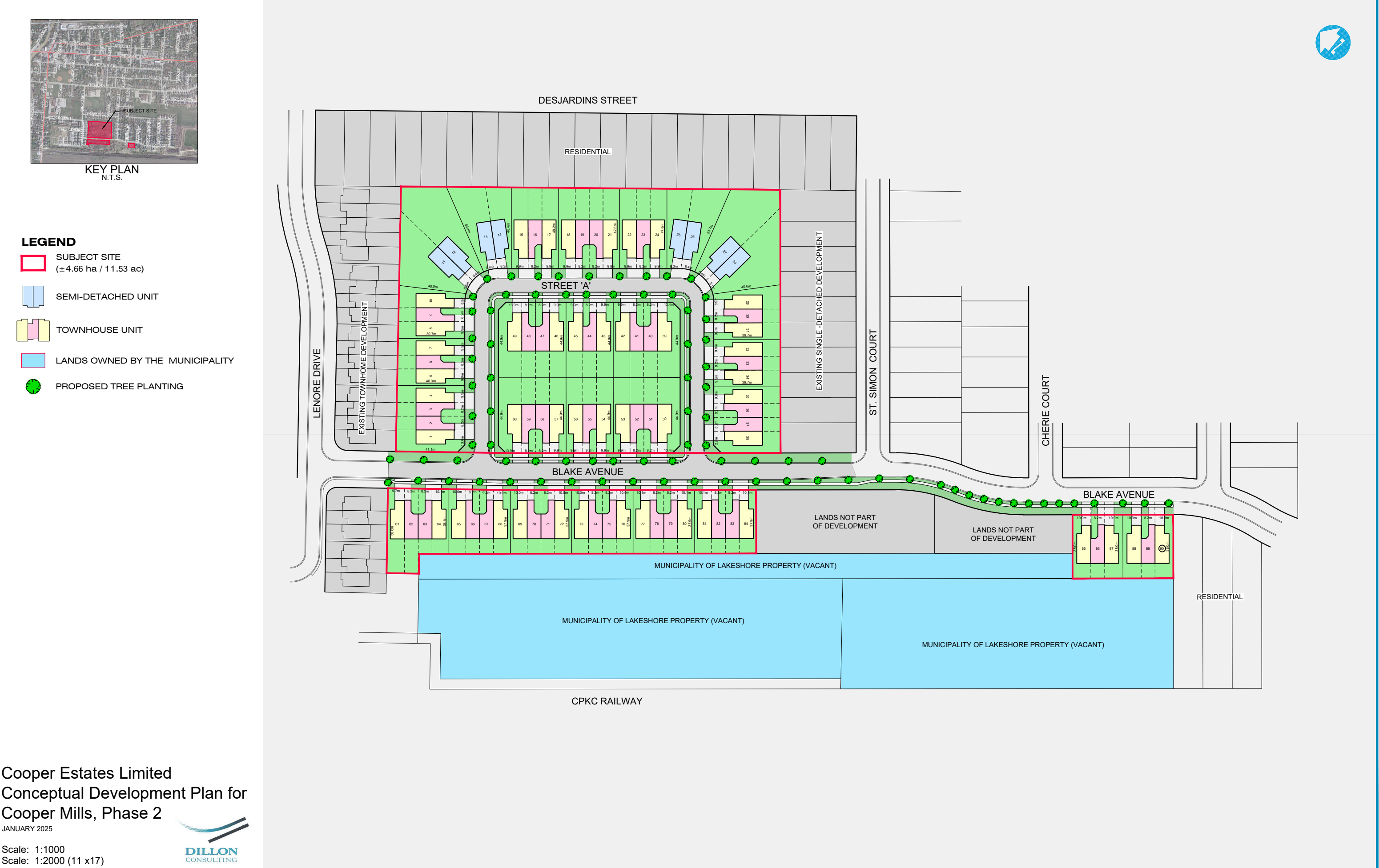


Figure 3.0 - Draft Plan of Subdivision, February 12,, 2025

