COUNTERPOINT DILLON

July 8, 2025

Municipality of Lakeshore 419 Notre Dame St. Belle River, ON NOR 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.

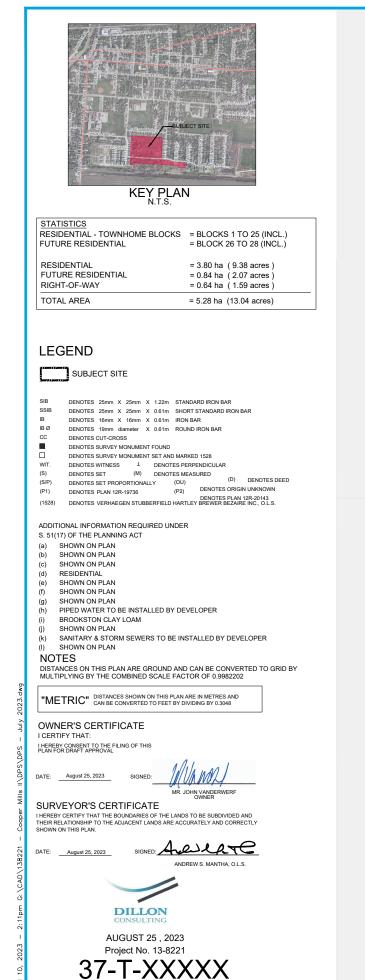
1 Riverside Drive W. Windsor, Ontario Canada N9A 5K3 Telephone 519.948.5000 Fax 519.948.5054

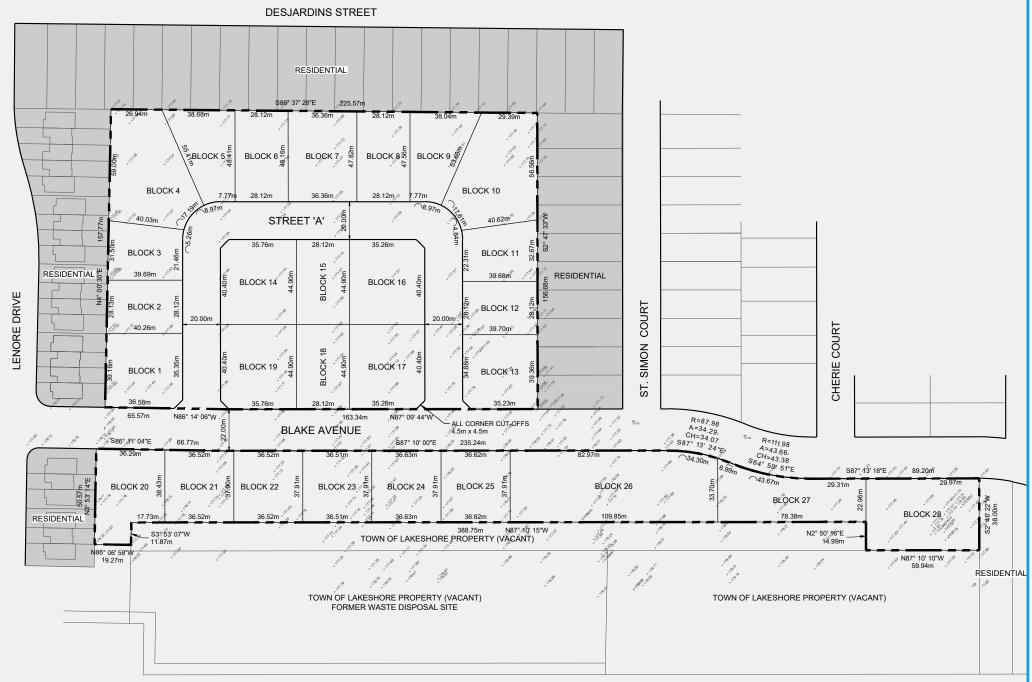
Counterpoint Land Development by Dillon Consulting Limited Municipality of Lakeshore Page 2 July 8, 2025

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.

Amy Jarkas.

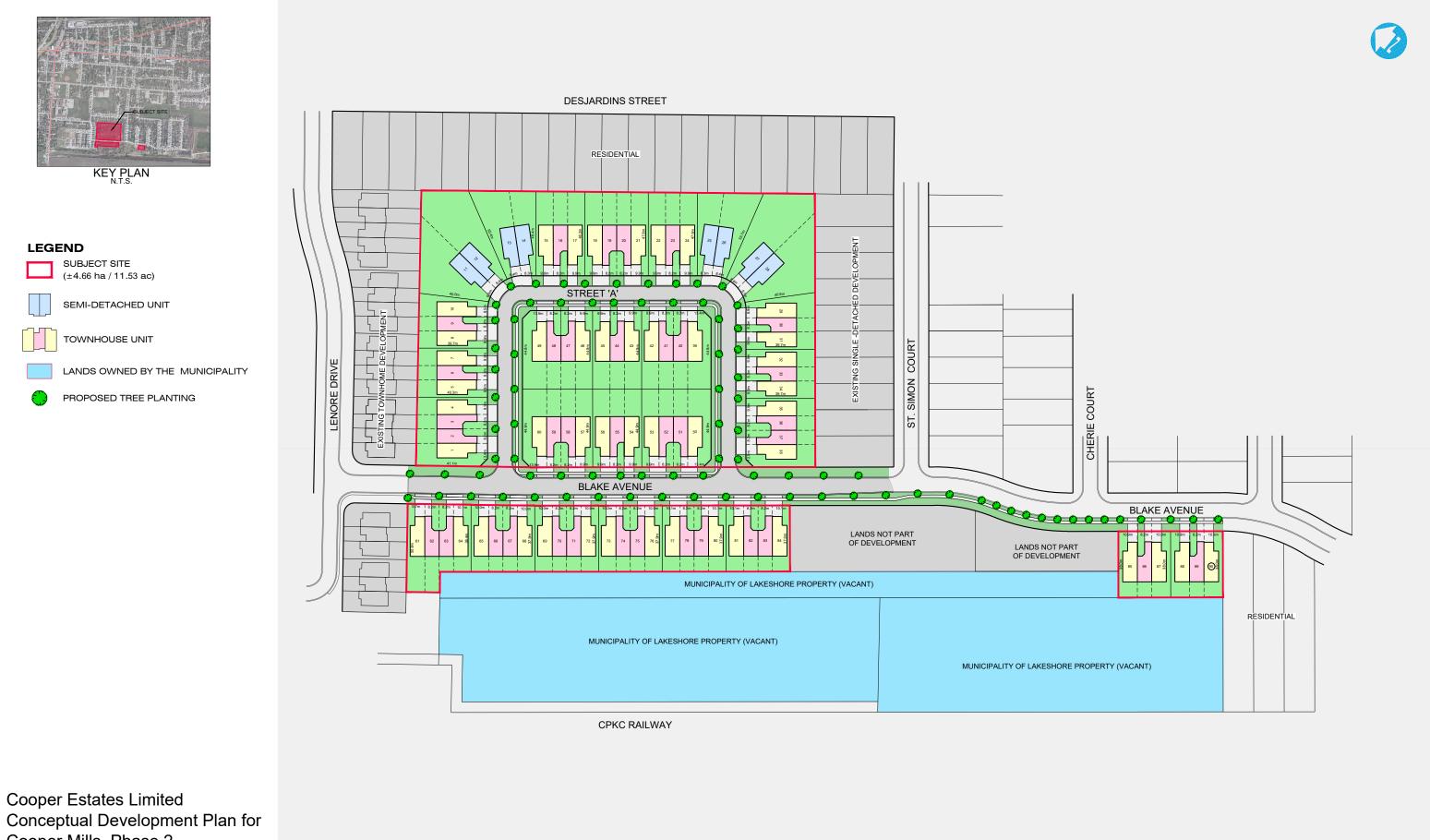
Amy Farkas, MCIP RPP





C.P. RAILWAY

Draft Plan of Subdivision Part of Lots 2 and 3, Concession 1 (East of Belle River) in the Geographic Township of Rochester now in the Town of Lakeshore Scale: 1:1000 Scale: 1:2000 (11 x17)



Cooper Mills, Phase 2

JANUARY 2025 Scale: 1:1000

Scale: 1:2000 (11 x17)



STATISTICS	
RESIDENTIAL - TOWNHOME BLOCKS	= BLOCKS 1, 2, 3, 6, 7, 8 & 11-27 (INCL.)
RESIDENTIAL - SEMI-DETACHED BLOCKS	= BLOCKS 4, 5, 9 & 10
RESIDENTIAL	= 4.02 ha ( 9.94 acres )
RIGHT-OF-WAY	= 0.64 ha(1.59 acres)
TOTAL AREA	= 4.66 ha (11.53 acres)

## LEGEND

## SUBJECT SITE

- DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
- DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR DENOTES 16mm X 16mm X 0.61m IRON BAR IB
- ΙВØ DENOTES 19mm diameter X 0.61m ROUND IRON BAR
- DENOTES CUT-CROSS cc
- DENOTES SURVEY MONUMENT FOUND
- WIT.
- DENOTES SURVEY MONUMENT SET AND MARKED 1320 DENOTES WITNESS L DENOTES PERPENDICULAR DENOTES SET (M) DENOTES MEASURED COLIN (D) DENOTES DEED (S/P) DENOTES SET PROPORTIONALLY (OU) (P2) DENOTES ORIGIN UNKNOWN
- (P1) DENOTES PLAN 12R-19736 DENOTES PLAN 12R-19730 DENOTES PLAN 12R-20143 DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S. (1528)

ADDITIONAL INFORMATION REQUIRED UNDER

## S. 51(17) OF THE PLANNING ACT

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

SHOWN ON PLAN

NOTES

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9982202

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

## OWNER'S CERTIFICATE

I CERTIFY THAT: I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL



SURVEYOR'S CERTIFICATE IHEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: 12 Feb 202 5 SIGNED AC 20000 ANDREW S. MANTHA, O.L.S.



FEBRUARY 11, 2025 Project No. 13-8221

37-T-XXXXX



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