

**The Corporation of the Town of Lakeshore**

**By-Law No. 14-2020**

**A By-Law To Authorize The Commencement Of  
Expropriation Proceedings in relation to Development pursuant to the further  
Development of the Amy Croft Secondary Plan Area**

**Whereas** it is deemed expedient to commence expropriation proceedings to obtain certain pieces of property for the purposes of developing lands identified in the Amy Croft Secondary Plan and cost sharing agreements related thereto (hereinafter referred to as the “Purpose”);

**And whereas** pursuant to section 5 of the *Expropriations Act*, R.S.O. 1990, c.E.26, as amended, Council is the approval authority for all municipal expropriations within the Town of Lakeshore;

**And whereas** the approval authority’s authorization is required in order to commence expropriation proceedings:

**Now therefore** the Council of The Corporation of the Town of Lakeshore enacts as follows:

1. The Director of Engineering and Infrastructure Services is authorized to commence the expropriation process to acquire the lands described in Schedule “A”, attached to and forming part of this by-law (the “Property”) for the Purpose, and is delegated the authority to take the necessary actions to acquire the Property, as more particularly identified on the reference plans attached as Schedules “B” and “C”, for the purpose of expanding a storm water management facility and for the purpose of constructing Lanoue Street and extending Commercial Boulevard.
2. The Director of Engineering and Infrastructure Services or his delegate is also authorized to negotiate to acquire the Property in the absence of expropriation.
3. The Mayor and Clerk are authorized to execute purchase and sale agreements and authorize the transfer of the Property acquired through the processes described in sections 1 and 2 in order to complete the acquisition process.
4. This by-law shall come into force and effect upon passage.

Read and passed in open session on January 28, 2020.

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**Mayor  
Tom Bain**

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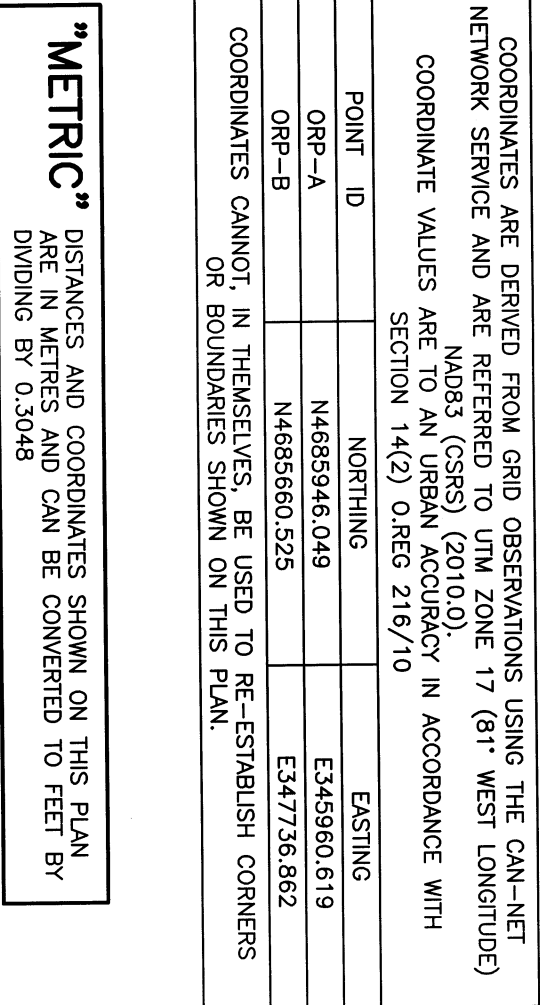
**Kristen Newman  
Director of Legislative and  
Legal Services (Clerk)**

**Schedule “A”  
to By-law 14-2020**

**Firstly:** Part of Lot 2, Concession West of Pike Creek, designated as Part 1 on Plan 12R-28019 Maidstone; Lakeshore; being part of the Property Identifier Number 75008-0651(LT); and

**Secondly:** Part of Blocks 118 to 120, both inclusive, on Plan 12M445 and Part of Lot 2, Concession West of Pike Creek, designated as Parts 1, 2, 3, 4 and 5 on Plan 12R-28020 Maidstone; Lakeshore; being part of the Property Identifier Numbers 75008-0651 and 75008-0653 (LT).

**Schedule “B”**  
**to By-law 14-2020**  
Reference Plan 12R-28019



COORDINATES ARE DERIVED FROM ORDNANCE SURVEYS USING THE CAN-NET NETWORK SERVICE AND ARE REFERENCED TO UTM ZONE 17 (81 WEST LONGITUDE) NAD83 (1983) (2010.0).	
COORDINATE VALUES ARE TO USERS ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREGA 216/10	
POINT ID	NORTHING
OPR-A	N4685946.049
OPR-B	N4685560.525
	EASTING
	E345660.619
	E347736.862
COORDINATES CANNOT IN THEORETICAL BE USED TO BE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.	

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

## INTEGRATION DATA

PARTS SCHEDULE				
PART	LOT	CON./PLAN	P.L.N.	AREA
1	PART OF LOT 2	CONCESSION WEST OF PINE CREEK	PART OF 75008-0651	3.521 Ho.

THIS PLAN COMPRESES PART OF P.L.N. 75008-0651.

PLAN 12R-2601  
RECEIVED AND DEPOSITED

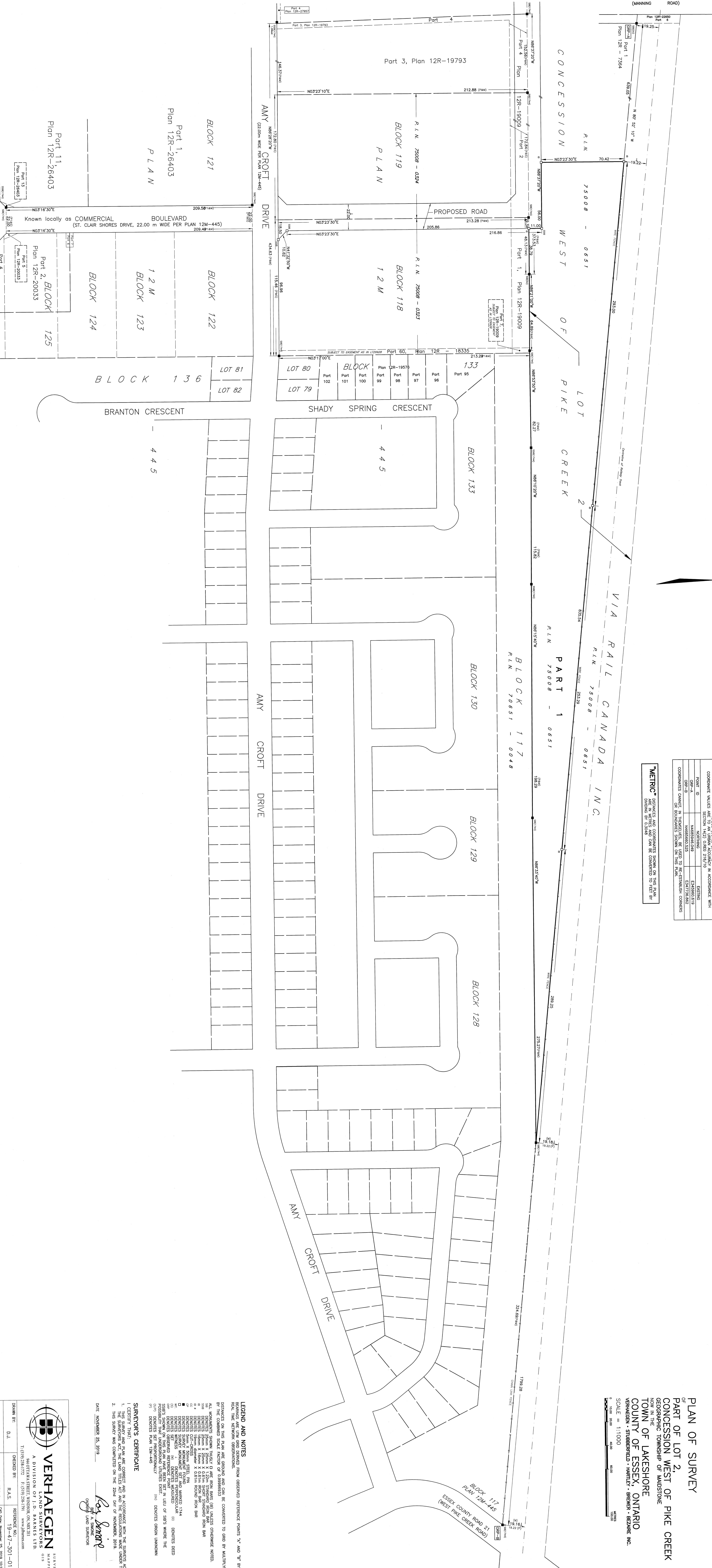
*Roy A. Simone*  
ROY A. SIMONE  
ONTARIO LAND SURVEYOR

JAMILA BARRETT  
REPRESENTATIVE FOR LAND  
REGISTRAR FOR THE LAND TILES  
DIVISION OF ESSEX (12)

## PLAN OF SURVEY

(P)  
 PART OF LOT 2,  
 CONCESSION WEST OF PIKE CREEK  
 GEOGRAPHIC TOWNSHIP OF MAIDSTONE  
 NOW IN THE  
 TOWN OF LAKESHORE  
 COUNTY OF ESSEX, ONTARIO  
 VARMACON - STUBBERFIELD - HARTLEY - BREWEN - BEZARE INC.

SCALE = 1:1000



## LEGEND AND NOTES

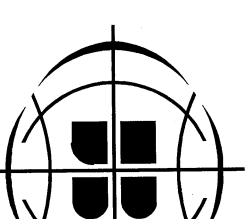
[illegible]

## SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THE SURVEYS ACT.
2. THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF NOVEMBER, 2019.

DATE NOVEMBER 25, 2019

ROY A. SIMONE  
ONWARD LAND SURVEYOR



**VERHAEGEN**  
LAND SURVEYORS  
A DIVISION OF J.D. BARNES LTD.  
64 OXFORD STREET, WINDSOOR, ON 189 211

UNKNOWN DT:	UNKNOWN DT:	UNKNOWN DT:
D.J.	R.A.S.	19-47-301-01

D.J.	R.A.S.
	19-4/-301-01

U.V.	1970-71	1971-72	1972-73	1973-74	1974-75	1975-76	1976-77	1977-78	1978-79	1979-80	1980-81	1981-82	1982-83	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98	2098-99	2099-00	2100-01	2101-02	2102-03	2103-04	2104-05	2105-06	2106-07	2107-08	2108-09	2109-10	2110-11	2111-12	2112-13	2113-14	2114-15	2115-16	2116-17	2117-18	2118-19	2119-20	2120-21	2121-22	2122-23	2123-24	2124-25	2125-26	2126-27	2127-28	2128-29	2129-30	2130-31	2131-32	2132-33	2133-34	2134-35	2135-36	2136-37	2137-38	2138-39	2139-40	2140-41	2141-42	2142-43	2143-44	2144-45	2145-46	2146-47	2147-48	2148-49	2149-50	2150-51	2151-52	2152-53	2153-54	2154-55	2155-56	2156-57	2157-58	2158-59	2159-60	2160-61	2161-62	2162-63	2163-64	2164-65	2165-66	2166-67	2167-68	2168-69	2169-70	2170-71	2171-72	2172-73	2173-74	2174-75	2175-76	2176-77	2177-78	2178-79	2179-80	2180-81	2181-82	2182-83	2183-84	2184-85	2185-86	2186-87	2187-88	2188-89	2189-90	2190-91	2191-92	2192-93	2193-94	2194-95	2195-96	2196-97	2197-98	2198-99	2199-00	2200-01	2201-02	2202-03	2203-04	2204-05	2205-06	2206-07	2207-08	2208-09	2209-10	2210-11	2211-12	2212-13	2213-14	2214-15	2215-16	2216-17	2217-18	2218-19	2219-20	2220-21	2221-22	2222-23	2223-24	2224-25	2225-26	2226-27	2227-28	2228-29	2229-30	2230-31	2231-32	2232-33	2233-34	2234-35	2235-36	2236-37	2237-38	2238-39	2239-40	2240-41	2241-42	2242-43	2243-44	2244-45	2245-46	2246-47	2247-48	2248-49	2249-50	2250-51	2251-52	2252-53	2253-54	2254-55	2255-56	2256-57	2257-58	2258-59	2259-60	2260-61	2261-62	2262-63	2263-64	2264-65	2265-66	2266-67	2267-68	2268-69	2269-70	2270-71	2271-72	2272-73	2273-74	2274-75	2275-76	2276-77	2277-78	2278-79	2279-80	2280-81	2281-82	2282-83	2283-
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CH E-10 47 704 018 DWG	E-NAID-WDC-2	CAD Date: November 25, 2019 10:1
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CAD Date: November 25, 2019 10:1  
CAD File: 19-47-301-01B.dwg

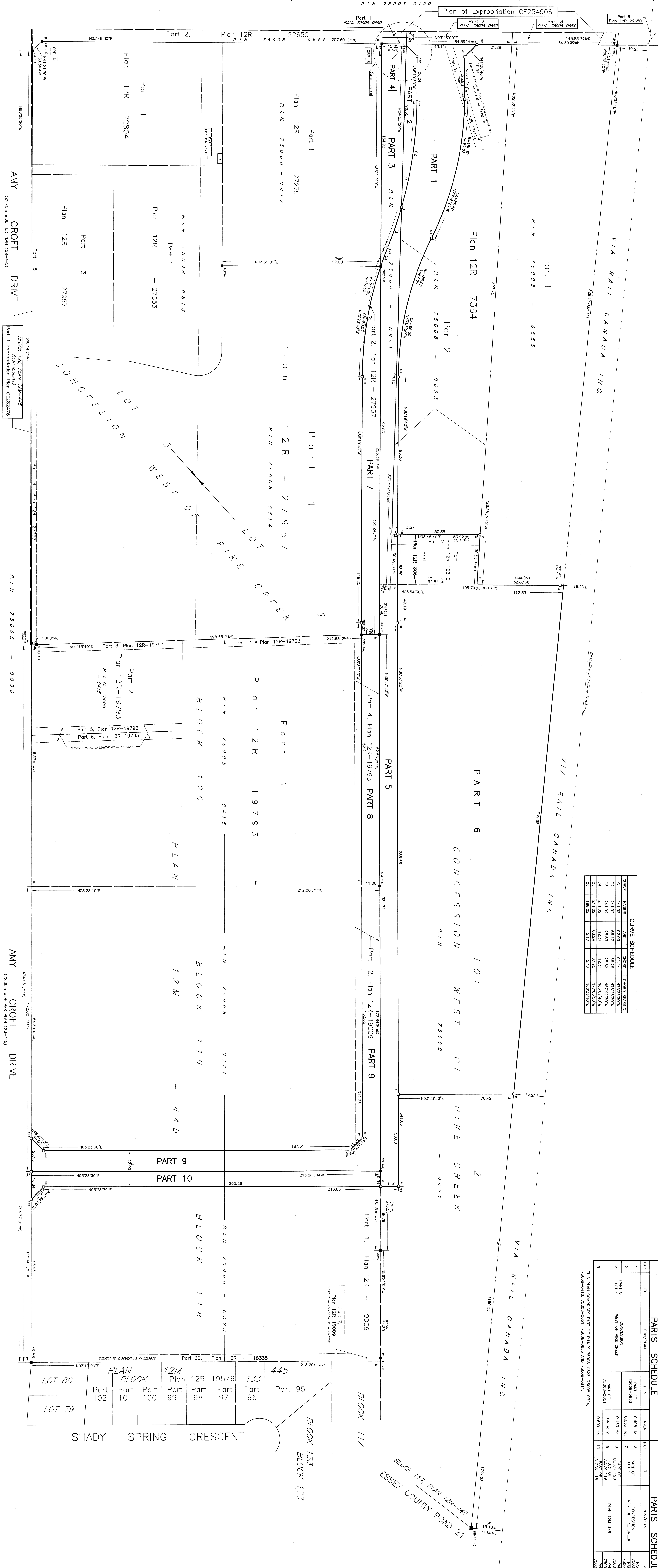
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FILE: 19-4-301-VIBURNS	CAD FILE: 19-4-301-01 Bang
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**Schedule “C”**  
**to By-law 14-2020**  
Reference Plan 12R-28020





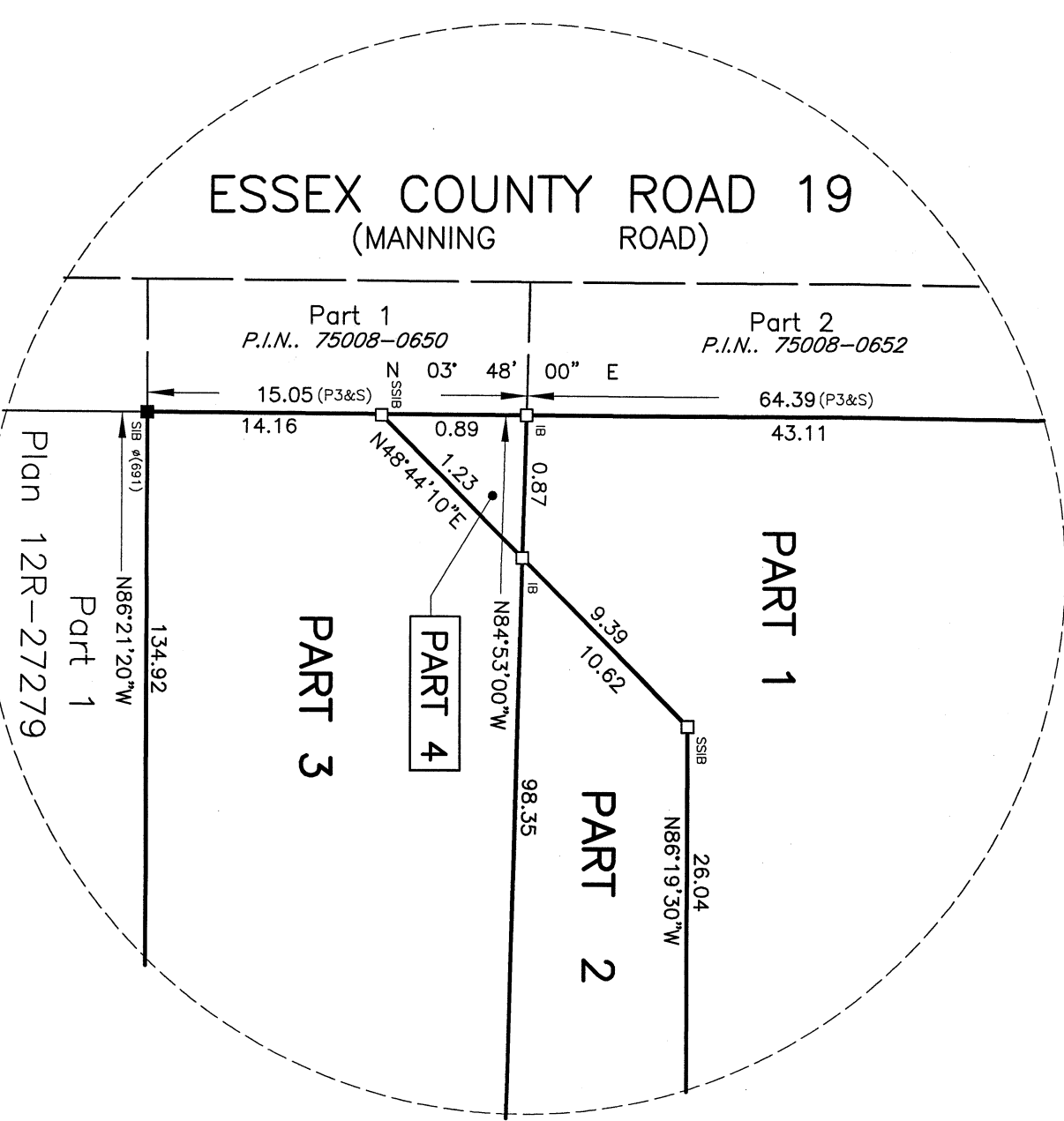
CURVE SCHEDULE			
CURVE	RADIUS	ARC	CHORD BEARING
C1	241.02	92.00	N75°23.50'W
C2	241.02	66.47	N75°23.50'W
C3	241.02	25.52	N67°29.50'W
C4	211.02	12.31	N67°07.40'W
C5	211.02	66.24	N67°03.50'W
C6	188.02	5.17	N60°39.10'W

PARTS				SCHEDULE				PARTS				SCHEDULE			
PART	LOT	CON/P/LN	P.L.N.	PART	LOT	CON/P/LN	P.L.N.	PART	LOT	CON/P/LN	P.L.N.	PART	LOT	CON/P/LN	P.L.N.
1			0.609 Hb.	6		PARC 2	75006-0561	2			2.894 Hb.	7			75006-0561
2			CONCRESSION	7			75006-0564	3			0.221 Hb.	8			75006-0564
3			0.055 Hb.	8		WET OF PINE CREEK	75006-0564	4			0.161 Hb.	9			75006-0564
4			0.140 Hb.	9		BLACK 130	75006-0564	5			0.451 Hb.	10			75006-0564
5			75006-0561	10		BLACK 132	75006-0564	6			0.202 Hb.	11			75006-0563
6			0.609 Hb.	11		BLACK 118	75006-0563	7							

THIS PLAN COMPLETES PART OF PLAN'S 75006-0333, 75006-0334, 75006-0335, 75006-0336, 75006-0337, 75006-0338, 75006-0339, 75006-0340, 75006-0341, 75006-0342, 75006-0343, 75006-0344, 75006-0345, 75006-0346, 75006-0347, 75006-0348, 75006-0349, 75006-0350, 75006-0351, 75006-0352, 75006-0353, 75006-0354, 75006-0355, 75006-0356, 75006-0357, 75006-0358, 75006-0359, 75006-0360, 75006-0361, 75006-0362, 75006-0363, 75006-0364, 75006-0365, 75006-0366, 75006-0367, 75006-0368, 75006-0369, 75006-0370, 75006-0371, 75006-0372, 75006-0373, 75006-0374, 75006-0375, 75006-0376, 75006-0377, 75006-0378, 75006-0379, 75006-0380, 75006-0381, 75006-0382, 75006-0383, 75006-0384, 75006-0385, 75006-0386, 75006-0387, 75006-0388, 75006-0389, 75006-0390, 75006-0391, 75006-0392, 75006-0393, 75006-0394, 75006-0395, 75006-0396, 75006-0397, 75006-0398, 75006-0399, 75006-0400, 75006-0401, 75006-0402, 75006-0403, 75006-0404, 75006-0405, 75006-0406, 75006-0407, 75006-0408, 75006-0409, 75006-0410, 75006-0411, 75006-0412, 75006-0413, 75006-0414, 75006-0415, 75006-0416, 75006-0417, 75006-0418, 75006-0419, 75006-0420, 75006-0421, 75006-0422, 75006-0423, 75006-0424, 75006-0425, 75006-0426, 75006-0427, 75006-0428, 75006-0429, 75006-0430, 75006-0431, 75006-0432, 75006-0433, 75006-0434, 75006-0435, 75006-0436, 75006-0437, 75006-0438, 75006-0439, 75006-0440, 75006-0441, 75006-0442, 75006-0443, 75006-0444, 75006-0445, 75006-0446, 75006-0447, 75006-0448, 75006-0449, 75006-0450, 75006-0451, 75006-0452, 75006-0453, 75006-0454, 75006-0455, 75006-0456, 75006-0457, 75006-0458, 75006-0459, 75006-0460, 75006-0461, 75006-0462, 75006-0463, 75006-0464, 75006-0465, 75006-0466, 75006-0467, 75006-0468, 75006-0469, 75006-0470, 75006-0471, 75006-0472, 75006-0473, 75006-0474, 75006-0475, 75006-0476, 75006-0477, 75006-0478, 75006-0479, 75006-0480, 75006-0481, 75006-0482, 75006-0483, 75006-0484, 75006-0485, 75006-0486, 75006-0487, 75006-0488, 75006-0489, 75006-0490, 75006-0491, 75006-0492, 75006-0493, 75006-0494, 75006-0495, 75006-0496, 75006-0497, 75006-0498, 75006-0499, 75006-0500, 75006-0501, 75006-0502, 75006-0503, 75006-0504, 75006-0505, 75006-0506, 75006-0507, 75006-0508, 75006-0509, 75006-0510, 75006-0511, 75006-0512, 75006-0513, 75006-0514, 75006-0515, 75006-0516, 75006-0517, 75006-0518, 75006-0519, 75006-0520, 75006-0521, 75006-0522, 75006-0523, 75006-0524, 75006-0525, 75006-0526, 75006-0527, 75006-0528, 75006-0529, 75006-0530, 75006-0531, 75006-0532, 75006-0533, 75006-0534, 75006-0535, 75006-0536, 75006-0537, 75006-0538, 75006-0539, 75006-0540, 75006-0541, 75006-0542, 75006-0543, 75006-0544, 75006-0545, 75006-0546, 75006-0547, 75006-0548, 75006-0549, 75006-0550, 75006-0551, 75006-0552, 75006-0553, 75006-0554, 75006-0555, 75006-0556, 75006-0557, 75006-0558, 75006-0559, 75006-0560, 75006-0561, 75006-0562, 75006-0563, 75006-0564, 75006-0565, 75006-0566, 75006-0567, 75006-0568, 75006-0569, 75006-0570, 75006-0571, 75006-0572, 75006-0573, 75006-0574, 75006-0575, 75006-0576, 75006-0577, 75006-0578, 75006-0579, 75006-0580, 75006-0581, 75006-0582, 75006-0583, 75006-0584, 75006-0585, 75006-0586, 75006-0587, 75

PLAN OF SURVEY  
OF  
PART OF BLOCKS 118 to 120 (incl.)  
PLAN 12M-445  
PART OF LOT 2,  
CONCESSION WEST OF PIKE CREEK  
MUNICIPALITY OF MADISON  
TOWN OF LAKESHORE  
COUNTY OF ESSEX, ONTARIO  
KENDRICK, STUBBERFIELD, HARTLEY, BROWN, BEZIANE INC.  
SCALE = 1:750

Detail – not to scale



COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CANADIAN  
BOUNDARY SERVICE AND ARE REFERRED TO JUNE 2000 TIME 17 (81° WEST LONGITUDE)  
COORDINATE VALUES ARE TO 10 METER ACCURACY IN ACCORDANCE WITH  
SECTION 14(2), ORDER 2/10/10

POINT ID	NORTHING	EASTING
08R-A	M6655595.411	E345507.438
08R-B	M6655690.561	E345651.002

COORDINATES CANNOT, IN THIS CASE, BE USED TO RE-ESTABLISH CORNERS  
OR BOUNDARIES SHOWN ON THIS PLAN.

**"METRIC"** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY  
1 METRE = 3.28 FEET

#### LEGEND AND NOTES

[illegible]

BLOCK 121  
PLAN 12M - 445  
P.L.N. 75008 - 0798  
Part 1,  
Plan 12R-26403

Part 11,  
Plan 12R-20

COMMERCIAL P.I.N. 75008 - 0335 BOULEVARD  
(ST. CLAIR SHORES DRIVE, 22.00 m WIDE PER PLAN 12M-445)

445	PLAN	12M	12M	12M
BLOCK 12	BLOCK 12	BLOCK 12	BLOCK 12	BLOCK 12

B L O C K     1 3 6

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BRANTON CRESCENT

SHADY      SPRING      CRESCENT


### SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND

2. THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF NOVEMBER, 2019.

OTASIO LAND SURVEYOR

MEMOR

  
**VERHAEGEN**  
LAND SURVEYORS  
A DIVISION OF J.D. BARNES LTD.  
940 DUNDAS STREET WEST, SUITE 200, TORONTO, ONT. M6J 1K5  
SURVEYING  
MAPPING  
GIS

FILE: 19-47-301-01.A.DWG	E-MAILD-WPC-2	CAD Date: November 25, 2019 10:40:02 Doc ID: 10072141
DRAWN BY: D.J.	CHECKED BY: R.A.S.	REFERENCE NO: 19-47-301-01

E-MAILD-WPC-2	CAD Date: November 25, 2019 10:40 CNO Case: 18-47-101-OVA-422
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