

Date Rec'd	Property Owner/ Requestor	Request	Town Response	Category
Sept. 16/15	Pat Lavin c/o Henry Regts	Requesting a concurrent OPA for residential development of 8 lots in Comber.	Thank you for your comment. This land is currently under the employment designation. An application would be needed for a separate Official Plan Amendment to be evaluated on its own merits	Redesignation
Oct. 23/15	David McMillan	Continuation of waterfront trail from West Beach to Rourke Line; Crossing light at W River Rd/ Cty Rd 22; new bldg at marina for more than 1 restaurant;	Schedule D3 Active Transportation shows proposed trails. The County is doing a Study on County Road 22 and the Town is doing a study on the Belle River Park.	Active Transportation
Oct. 27/15	Edward Terry/ Zelinka Priamo Ltd	Requests to be notified of any future public consultations/ decisions regarding Official Plan review.	Noted.	Notification List
Oct. 27/15	Shaun Fuerth	Inquired as to land use surrounding his lands.	Thank you for your comment. Please refer to the land use schedules in the Official Plan.	Surrounding Use
Nov. 3/15	Gerald Sykes	Requests to be notified of any future public consultations/ decisions regarding Official Plan review.	Noted. Included on notification list	Notification List
Nov. 6/15	Richard Teno	Requests lands to be redesignated residential.	Thank you for your comment. An application would be needed for a separate Official Plan Amendment to be evaluated on its own merits	Redesignation
Nov. 6/15	Duplessis Quenneville Assn c/o Kathy Cottingham	Wants to speak to policies that would affect the use and development of Duplessis & Quenneville Streets.	Thank you for your comment. This will be reviewed via a Secondary Plan for Lighthouse Cove.	Lighthouse Cove
Nov. 6/15	Lucien Morassutti	Requests lands to be redesignated residential.	Thank you for your comment. An applicant would have to apply for an Independent Official Plan Amendment to be evaluated on its own merits.	Redesignation
Nov. 10/15	Dave Burgman	Requesting basis rights to use his property (i.e. small shed)	Thank you for your comment. This is not covered in the Official Plan Review, this will be reviewed via a Secondary Plan for Lighthouse Cove.	Lighthouse Cove
Nov. 12/15	Peter Starzacher	Requesting Section 8 of OP include policies to permit rezoning for site exception A zoned properties.	Thank you for your comment. An applicant would have to apply for an Independent Official Plan Amendment to be evaluated on its own merits.	Redesignation
Dec. 8/15	Nick Panasiuk/ Hydeaway Golf Club	Requesting lands be redesignated to "recreational commercial" to match the Parks and Rec zone provisions.	Property has been sold and now permits a Cemetery. Applications approved by LPAT.	Redesignation
Dec. 8/15	Nicole Mailloux-McKinlay	Lands within Lighthouse Cove under RP 1624	Thank you for your comment. Servicing on private septic systems will be reviewed via a Secondary Plan for Lighthouse Cove.	Lighthouse Cove
Jan. 6 & Mar 29/16	Jamaal Shaban & Wajiha Shaban	Requesting lands be redesignated to "Employment" designation	Thank you for your comment. An application would be needed for a separate Official Plan Amendment to be evaluated on its own merits.	Redesignation
Jan. 22/16	John B. Armstrong/ Armstrong Strategy Group	Urban Design policies.	Thank you for your comments on section 4.2.1 Community Design. They will be passed along to Town staff.	Urban Design Policies
Jan. 22/16	Andrew Payne/ Masonwry Worxs	Urban Design policies.	Thank you for your comments on section 4.2.1 Community Design. They will be passed along to Town staff.	Urban Design Policies
Jan. 22/16	Dennis Sauve/ Santerra Stonecraft	Urban Design policies.	Thank you for your comments on section 4.2.1 Community Design. They will be passed along to Town staff.	Urban Design Policies
Feb. 4/16	Karen Brady	Requests notification: Include on list.	Noted.	Notification list
Mar. 8/16	Paul Mullins	Requesting lands be hamlet in both OP and ZBA	Thank you for your comment. An application would be needed for a separate Official Plan Amendment to be evaluated on its own merits, but it appears this property is designated and zoned Hamlet and HR already. However, there is a property at the north-east corner of County Road 46 and Mullins Drive that is designated Hamlet and zoned A, Agriculture that could be addressed in the new zoning by-law.	Redesignation
Mar. 8/16	Denis Bissonnette	Requesting lands be hamlet in both OP and ZBA	Thank you for your comment. This comment will be passed along to Town Staff. Internal comment: This is the property referred to above by Paul Mullins and could be re-zoned to match the designation in the new zoning by-law	Redesignation
Feb. 29/16	John & Irene Gerard	Property is designated "Agriculture" and there should be severance polices for oversized residential properties to be severed.	Thank you for your comment. The Official Plan must conform to the Policies regulating consents in the Provincial Policy Statement, which does not permit severances in the Agricultural area.	Severance
Feb. 29/16	Dale Kennedy	Would like a place designated for the youth to ride dirt bikes, atv's go carts, etc. and allow families to participate and be a big family sport.	Thank you for your comment. This comment will be passed along to the Parks department for their review. Internal comment: Comment: This should be reviewed via Parks and their Master Planning Process. These sports require a large amount of land and can be difficult to locate due to noise issues.	Other
Feb. 29/16	Cindy Haas	Allow temporary uses (sheds, camping, etc) on vacant lands in Lighthouse Cove until such time as building can occur (wastewater plan-sewers).	Thank you for your comment. This will be reviewed via a Secondary Plan for Lighthouse Cove.	Lighthouse Cove

Feb. 29/16	Bill Isaacs	Access to sanitary sewers; additional access routes into Lighthouse Cove and other communities along the waterfront where there are 30 or more residences impacted; any additional lots should be fully serviced including sewers; improved communications between Lakeshore and the County and other utilities/railroads. Numerous examples of one group not communicating with others.	Thank you for your comment. This will be reviewed via a Secondary Plan for Lighthouse Cove.	Lighthouse Cove
Feb. 29/16	Miriam Verslycken	Need bike or walking trails in Lighthouse Cove - no safe access or for exercising - no access to beach for wheelchairs - disappointed no documents for planning trails.	Thank you for your comment. Schedule D.3 Active Transportation outlines the proposed trail network for Lighthouse Cove. A Secondary Plan is also being prepared along with a Community Improvement Plan. It would be good to participate in that planning process.	Lighthouse Cove
Mar. 13/16	Michelle Vandereerden	Charron Beach has septic tanks and an old road in need repair - would like sewers and a new paved road in the Official Plan.	Thank you for your comment. Section 7 of the Official Plan outlines the servicing policies for this area. This area is identified as a full municipal servicing area in Section 7 of the Official Plan but a wastewater treatment plant and collection system is not currently available. The road request is a Capital Project endeavour.	Servicing
Mar. 14/16	Kathy Cottingham	(see below)	Thank you for your comment. These issues are currently being reviewed by the Lighthouse Cove Secondary Study and an independent amendment will be brought to council, independent of this current Official Plan review.	Lighthouse Cove
Mar. 14/16	Duplessis Quenneville Assn c/o Kathy Cottingham	Requests uses for vacant land as temporary uses in Lighthouse Cove; longterm goals for development of the area; Lakeshore seek partnership with Chatham Kent to connect for sanitary sewer; that Lakeshore seek partnership with Chatham Kent to approach federal and provincial gov'ts regarding maintenance of the Thames River for access and tourism to the area; that Lakeshore seek partnership with Chatham Kent to approach provincial and federal gov'ts for purchase of the government dock and provide infrastructure funding to repair and develop, to attract tourism.	Thank you for your comment. These issues are currently being reviewed by the Lighthouse Cove Secondary Study and an independent amendment will be brought to council, independent of this current Official Plan review.	Lighthouse Cove
Mar. 15/16	Michael Parent	Requesting that all these properties be redesignated to "residential" to match the zoning.	Thank you for your comment. When adopting the zoning by-law in 2012, Council agreed to retain the Mixed Use designation and leave the zoning residential as a compromise. Internal comment: if the lands will never be commercial, why keep it as such?	Redesignation
Apr. 1/16	Don Routliffe, Buckingham Realty (Windsor) Ltd.	Requesting notification of all public meetings/ notice of passings.	Noted.	Notification List
Nov. 8/16	Cindy Prince & Gudrin Beggs	Requesting notification of all public meetings/ notice of passings.	Noted.	Notification List
Dec. 6/16	Bill Isaacs	Concerned why Union Gas & Plains Midstream transmission lines are not being considered a hazard, since they could affect housing growth and emergency response issues.	Thank you for your comment. Pipelines are not typically designated in Official Plans as hazard land. They are typically exempt from land use policies, as necessary infrastructure. Union Gas and Plains Midstream comment on all development applications in Lakeshore affecting their pipelines.	Hazard Lands
Dec. 6/16	Domenic Chimienti	Concerned with the advancement of industrial lands encroaching on residential areas creating negative impacts on home values, traffic, pollution and quality of life.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Dec. 7/16	Jeannette & James Sylvestre	Requesting lands south of Little Baseline form Urban Reserve to Employment.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Dec. 13/16	John & Colette Kern	Requesting bike/pedestrian paths from Old Tecumseh Road on E. Pike Creek Road to Stonebrook Subdivision.	Thank you for your comment. Schedule D.3 Active Transportation shows the paths and trails proposed and connection throughout the Town. Your comment will be passed along to Town staff.	Active Transportation
Dec. 16/16	Brad & Ursula Murphy	Requests lands immediately east of the subdivision not develop either commercial or employment due to the subdivision abutting.	Thank you for your comment. A Secondary Plan is required before any new designations can be considered to be paid for by the landowners / developers. The public will have an opportunity to participate.	Redesignation
Dec. 20/16	Gerald & Judy Wilder	Requesting all lands west of Patillo Road be developed for residential purposes only and not employment.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401. The Secondary Plan being prepared for Wallace Woods will identify the land use designations to be accommodated.	Employment
Jan. 3/17	Rose Spadafora	Requests notification to both mail/ email for any future open houses for Official Plan and secondary plan study areas	Noted.	Notification List
June 15/17	Norm & Pat Vanier	Request notification of future meetings/ open houses.	Noted.	Notification List

Mar 5/18	Dave Hannam/ Zelinka Priamo Ltd.	Request notification of future meetings/ open house.	Noted.	Notification List
Sept. 23/19	J. Susko, Coordinator Housing/ City of Windsor	Request notification of future meetings/ open house.	Noted.	Notification List
Oct. 29/20	Lise Laliberte	Would like notification and to be able to sever residential lots in Agriculture Designations. Second boat ramp at Belle River Marina (that is not necessary and too costly). Concern over high waters at the beach area, need more picnic tables on the grass. Other areas around the park underwater, fishing dock, bridge, volleyball area (what a mess). Need to take better care of the park.	Thank you for your comment. The Official Plan must conform to the Policies regulating consents in the Provincial Policy Statement, which does not permit severances in the Agricultural area. Comment sent to Parks to respond: Thank you for your email and thoughts regarding the improvements to the Lakeshore Waterfront entities outlined in the Waterfront Masterplan. You bring up many great points below, that all will be identified during the Design Phase of each of the projects. The current drawings and plans are being reviewed heading into 2021 and will continue to be over the following 6-8 years as we hope to carry out the improvements. You are absolutely correct in saying that we cannot forecast whether the current conditions at the Marina boat launch will be the new normal, or whether or not they are a result of COVID, closures of nearby Marina's, or any other factors that are not easily quantifiable. The West Beach was discussed at length by our Engineering and Infrastructure Director, and plans are being worked out to address the water pooling at the West Beach. Please let me know if you have any questions or ideas in the future. I am very fortunate to have residents like yourself offering advice, support and insight throughout this process. This will help us in making the upgrades the best possible for all users, and visitors in Lakeshore.	
Nov. 23/20	Julie Lenehan	Is against any more industrial development on or near Patillo Road. Suggests that there is plenty of land near the 401 for factories and other developments to locate. Lakeshore does not need to have traffic congestion in that area.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Severance
Nov. 23/20	David Smith	Is against the promotion of more industry in the Patillo road area within the Official Plan. Resident is in support of the 401 solution.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Kristen Heaton	Patillo and the intersection at 22 is already extremely busy for residents in the area. I continue to see many "near miss" accidents occurring at this intersection, making it unsafe for families and residents that use this road on a daily basis. The congestion will get worse and it will continue to be a safety concern. In addition to traffic/safety concerns, the influx of pollution from these factories and from the increased traffic puts families at risk. It doesn't make much sense to add factories to this area where families are residing, when the 401 area is vacant and not residential area. We have to think long term here for everyone affected. It just makes more sense move the growth to a non-residential area. I live in Orchard Park and am strong against the addition of the factories to this area.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Mike Berthiaume	Patillo road has enough industrial properties now. We should be expanding it for residential development. Suggests that the 401 area is a logical place for industrial development.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment

Nov. 23/20	Peter Roberts	<p>Resident emphatically says “NO” to More Industrial Land Near Patillo Road. Prior to attending a review of discussion for the Official Plan at Council Chambers a while back, I canvassed my neighbours and had a very large percentage who signed a petition and agreed with me that the best course of action was to adopt the “401 Solution” for industrial land. This petition was presented to Council and I believed that Council had rejected increasing development of the Patillo Road land for industrial purposes at that time and therefore no further comment was required by me saying how I felt. I believed that this issue had already been resolved, so is this just another “kick of the can” by Council to ram through something that residents near Patillo Road definitely do not want?</p> <p>I would be interested to hear from those in favour of adding to the Patillo Road development as to why they are objecting to the “401 Solution”. Granted there are infrastructure costs to consider, but once Patillo has been approved, the neighbourhood will be transitioned further, and when the land is used up where will Lakeshore industry go? Probably to the 401.</p> <p>My family live in close proximity to Patillo Road and, as I expressed to Council earlier, fear what this Patillo Road Official Plan will do to our residential community. The Official Plan should adopt the “401 Solution” and deny further development of Patillo Road land.</p>	<p>Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.</p>	
				Employment
Nov. 23/20	David Black	<p>These comments are specific to Lighthouse Cove, Stoney Creek.</p> <p><b>BARRIERS TO BUILDING / DEVELOPMENT</b></p> <p>1) <del>S</del>anitary Sewer Systems.</p> <p>i) <del>A</del>t the Phase 2 discussion in Stoney Point acknowledgement of municipal sanitary sewer systems as the long term solution;</p> <p>ii) <del>T</del>he lagoons in Stoney Creek are shovel ready ONCE FUNDING IS ESTABLISHED;</p> <p>iii) <del>W</del>hat additional funding is required to extend the systems to connection ready delivery throughout Lighthouse Cove</p> <p>iv) <del>W</del>ith the COMBINED requirement, what genuine tangible sources of funds and the availability of the funds are currently accessible.</p> <p>v) <del>I</del>t was brought forward at the Phase 2 meeting that the Tilbury sanitation system has the capacity to absorb the load from Lighthouse Cove. Has any further discussion of this been conducted? Would this not be a more cost effective approach?</p> <p>2) <del>S</del>eptic Systems.</p> <p>i) <del>W</del>hat plan is in place to remediate existing septic systems;</p> <p>ii) <del>C</del>an a testing &amp; validation system be established for all existing, and potentially future, septic systems to ensure that they meet current sanitation standards;</p> <p>iii) <del>F</del>or new or proposed building, provide a list of brands, models, or system attributes for new systems plus a test program;</p> <p>iv) <del>I</del>f septic systems do not meet the municipal test, the owner has a threshold period e.g. 6 months to remediate, after which the residence is posted on not habitable, til remedied.</p> <p><b>ROAD INFRASTRUCTURES</b></p> <p>1) <del>S</del>econdary access over the railway tracks – this has been a community safety issue in the case of emergency where the Tisdelle access is unavailable</p> <p>i) <del>A</del>t the Phase 2 discussion in Stoney Point, a second access was identified along Mariner’s Drive; this would require access to and over the tracks and the purchase of some farm land on the south side of the tracks to accommodate a road.</p> <p>ii) <del>T</del>his is a CURRENT REQUIREMENT that does not depend upon any other activity. HAS ANY PROGRESS BEEN MADE ON ESTABLISHING THIS SEONDARY EMERGENCY RELIEF ACCESS?</p> <p>2) <del>E</del>xisting road foundations</p> <p>i) <del>A</del>t the Phase 2 discussion in Stoney Point, there was a comment from a study performed that indicated that the foundation materials of Melody Trail were not suitable for current road construction. Has the balance of the roads been tested to assess the same alignment with current standards? Will this be a requirement for municipal sanitary sewer systems and therefore required remediation of all the roads in the development?</p> <p>3) <del>W</del>hat will be the goal of road redevelopment for flood control and protection?</p> <p>a) <del>W</del>ill road construction result in higher road surfaces to provide further protection from road access flooding i.e. road heights raised 8” – 16” for</p>	<p>Thank you for your comment. Servicing on private septic systems will be reviewed as this is not covered in the Official Plan Review, this will be reviewed via a Secondary Plan for Lighthouse Cove.</p>	Lighthouse Cove
Nov. 23/20	Pete Golinsky	<p>It never works well when industrial properties are in close proximity to residential. For example, our homes are still being cleaned annually due to excessive fallout from the old Hiram Walker warehouses. Issues like this are inevitable and can be avoided. Keep industrial properties away from residential.</p>	<p>Thank you very much for the comment. The Official Plan does not identify additional lands. Your comments have been noted.</p>	Employment

Nov. 23/20	Katherine (Kathy) Cottingham	<p>Given the incredibly unique situation in this area of the Plan 2020 development, we are hoping council will assist this group in resolving the issue of these abandoned lots and designated public highways. We would like to work with you in a positive manner to resolve this ongoing situation once and for all.</p> <p>With respect to that we would like to see the following happen.</p> <ol style="list-style-type: none"> <li>1. Assistance to the group regarding the actual location of these public highways and the requirements in putting in a temporary road. A reasonable request given that many roads in the Lighthouse Cove area do not appear to meet the necessary standards and need improvement. This would prevent us having to redo any improvements we make.</li> <li>2. The ideal alternative would be to have Lakeshore assume the roads and bring them to the level that they will provide for the rest of the area. These expenses could be charged on our taxes.</li> <li>3. Assistance in prohibiting encroachment on the road access to our properties.</li> <li>4. Bylaw changes to allow sheds to be put on our properties before homes are built to allow us to care for our lots according to the mandates in the present bylaws.</li> <li>5. Bylaw changes to allow temporary seasonal usage of RVs or trailers on our properties until such a time as development can take place or lots sold as buildable lots.</li> <li>6. Public washrooms to be included in the Lighthouse Cove area due to the loss of restaurant businesses in the area which previously allowed use for tourists. This would accommodate and encourage tourism in the area.</li> <li>7. Consideration to allowing some services to go in along our roads, such as electricity, in the interim.</li> <li>8. We would like to see street signs go up on our roads.</li> <li>9. We would like Lakeshore to consider acquiring some areas for public usage: ie beach.</li> </ol>	Thank you for your comment. These issues are currently being reviewed by the Lighthouse Cove Secondary Study and an independent amendment will be brought to council, independent of this current Official Plan review.	Lighthouse Cove
Nov. 23/20	Gilda & Wayne Everett	<p>We believe it would be better planning and more appropriate for industrial development to be focused on the Highway 401 corridor as Lakeshore continues to grow into the future.</p> <p>Residential development is increasing in the northwest corner of Lakeshore and should be a priority on Patillo Road as well. Those locations currently existing in this part of Lakeshore where industry and residential are adjacent to each other already create myriad problems, including noise, odours, pollution and truck traffic. It appears from our own experience that once companies are in operation there is very little the Town of Lakeshore can do to ameliorate these issues. Expanding industrial development on Patillo Road will further diminish the quality of life for current and future residents living there. It makes no sense to infill industrial uses onto vacant properties among people's homes when the Highway 401 corridor can be planned for this purpose.</p> <p>We are also concerned at the cost to taxpayers for upkeep of Patillo Road as evidenced by the deterioration already taking place there due to increased truck traffic.</p> <p>The proposed Official Plan does not include any reference to the Highway 401 corridor and we believe this is very short sighted. All along the entire length of Highway 401 to our east one can see industrial and commercial development. Why should Lakeshore be any different?</p>	Thank you very much for the comment. The Official Plan does not identify additional lands. Your comments have been noted.	Employment
Nov. 23/20	Jason and Linda Smith	Concerns with additional residential infill with greater industrial development in the same area. Especially concerned with the bad smells. Recommends placing industrial above the 401 to preserve the residential area's near the waters edge.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Brenda Petro	<p>It is not in the best interest of a residential area East Pike Creek, Little Base Line, Stone Brooke, or Ruggaber Dr. to have more industry on Patillo Rd. Recommends thatt the industry would be more suited closer to the 401. Concerns with the traffic and noise on Little Base Line since it has been paved. Does not support industry west of Patillo Rd. Better traffic flow off Patillo Road not down Little Base Line.</p>	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Dean Favero	<p>Concerned that the OP does not address specific issues for residents living in close proximity to the Patillo Rd. Industrial area. Allowing for further development will increase levels of pollution (air, noise,etc), add to the already high volume of traffic on Cty Rd 22, and decrease the overall quality of life of the nearby inhabitants. I urge members of council and those on the planning committee to serious consider the "401 Solution" as a viable option.</p> <p>Please consider providing Pernod Ricard with an incentive to re-locate the Hiram Walker Storage facility. The amount of "whiskey" mold growing on neighbouring homes, commercial establishments, trees, play - grounds and landscape, has becoming an eye sore to a growing area. The potential of the part of Lakeshore is incredible. As a council, I hope that more effort and time can be afforded to find a creative and viable solution in which all parties will benefit.</p>	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Pat Ackland	<p>Noted that two important issues are missing from the OP.</p> <ol style="list-style-type: none"> <li>1. Further industrial development should be located away from residential areas, to the 401 corridor. There is access to shipping goods bringing in workforce. Patillo Rd. is unsuitable, surrounding closely by homes. Further development near Patillo would adversely impact home values, health, and quality of life. A by-law about smell is needed.</li> <li>2. Flood mitigation measures need to be given importance. The municipality should build pumping stations, improve drainage, and raise road levels.</li> </ol>	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment

Nov. 23/20	Michael Harrigan	Concerned with addition development along the Patillo corridor. Concerned that adding to the infrastructure in that area would cause more flooding, traffic, and worsen the roads. Suggests that the 401 corridor would be better suited.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Sylvia Langton	Opposed to more industrial development at Patillo Road and suggests an alternative location away from residential areas, such as the 401 corridor.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Fabio and Anne Marie Volante-Nantais	Concerned with the increased commercial activity near Patillo Rd. Resident is experiencing increased noise and air pollution resulting from a combination of additional factories and vehicle traffic. In addition, via rail has added a slower and noisier (with increased vibration) train that comes by at least twice a day. In the past 10 years we have also experienced unprecedented levels of flooding coinciding with the increased commercial development. Resident recommends including the 401 solution in the OP.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Steven Wilder, Councillor - Ward 1	Concerned that the proposed Official Plan does not do enough to lay the foundation for locating industrial lands elsewhere, such as the '401 Solution'. In fact, the 401 corridor is not even identified for development and numerous references to locating employment lands along the 401 have been removed from the version that will be before Council for approval on Tuesday.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Sean McConnell	1. Stop ramming more plants on Patillo Road and look for a 401 solution. 2. Patillo is a disaster and driving on it is beyond frustrating. Its close to off-roading given its terrible condition and the speed limit should be returned to 80km/h so the OPP can find other things to do than sit there all day with speed traps. Patillo should be extended to the 401 and additional lanes added, besides a full repayment. New Plants and existing should be encouraged to relocate to the 401 solution.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Michael Laliberte	Particularly interested in the specific uses enabled by the Designations in the Essex Urban Fringe area and of any development, severance or lot creation plans for properties shown on Map 30. Resident may want to pose a question on issues related to the zoning of properties in this area. Send anything relevant to consent requests and the adoption of the Official Plan to the resident.	Thank you for your comments.	Severance
Nov. 23/20	Patricia and Norman Vanier	Resident's primary objective is to secure a change to the proposed Plan such that the boundary delineating the areas west of our property which are zoned R1-16 be moved to the east boundary of our property to provide us with the same benefits and opportunities as have been afforded our immediate neighbours. Some principal facts and considerations that we ask Council and its Planning professionals to address in responding to this request include the following:  1. Our property is less than 8 acres in size with approximately 2 of those acres used for the family home and an outbuilding to house machinery and equipment; 2. We purchased this property just under 50 years ago to house and raise our large family and as an investment for the future; 3. For many years, we were able to modestly add to our income and grow some of our food from the approximately 6 acres that we had available to plant and harvest a crop; 4. Our nine children have all grown and have built families of their own (most of them continue to reside in Lakeshore); 5. Our plan always was to raise our family on this property and then to subdivide the property to have willing members of our family reside in their own homes on the property, while raising some additional monies from the sale of the land to help fund our retirement; 6. My husband and I have developed very serious health issues that preclude us from doing any of the difficult work of farming ourselves; 7. In any event, a parcel as small as ours has become increasingly uneconomical to farm with the cost of seed, treatments, equipment, and repairs usually far exceeding any revenue to be earned from selling crop on such a small scale; 8. The Lakeshore Official Plan has provided our immediate neighbours to the West the benefit of a change from an Agricultural to a Residential Designation that has enabled them to build new homes on their properties; 9. Our neighbours on the North, with properties on the lake, also are afforded the benefit of a Residential Designation; 10. We understand that the Town must conduct its activities in a manner that is consistent with the requirements of the Planning Act and in accordance with the Provincial Policy Statement, but there is nothing about our request that requires a contravention of these policies and changing the boundaries or Designation as we request is completely within the authority of the Town Council; 11. If you choose not to change the boundaries or Designation as proposed, my husband and I will remain trapped in a situation where we must maintain a property that we cannot manage or afford without any sustainable logic for the different treatment and opportunity being afforded our immediate neighbours.	Thank you for your comment. An application would be needed for a separate Official Plan Amendment to be evaluated on its own merits. However, this may be communicated to the Town and County once the County completes their Growth work as part of their Official Plan Review. Note that the County controls the authority to revise boundaries.	Redesignation
Nov. 23/20	John Spirou	Opposed to building more factories and industrial sites along the Patillo Road corridor. Expressed concern over any idea that increases the number of industrial sites along this corridor. Residents have had to deal with truck noise, exhaust, fumes and other adverse effects of placing industrial developments in residential areas.	Thank you very much for the comment. The Official Plan does not identify additional employment lands to be included. Your comments have been noted and the Town is working with the County to try and get employment lands designated near Highway 401.	Employment
Nov. 23/20	Michelle Van	Does not believe it is necessary to build a second boat ramp at the Belle River Marina. Suggests that the plan deal with the beach area under water when levels are high. As water levels continue to rise and fall, community areas must be maintained.	Thanks for the comment. This will be passed along to others at the Town.	Other

Nov 24/2020	Coco Group	<p>provided the following comments regarding policy 7.2.2.2.3 Urban Residential Collector Roads</p> <p>a) We have amended Phase 6 to reflect this matter.</p> <p>b) We have no issue with this policy and remaining will comply with the municipal requirement.</p> <p>c) As stated at a number of Public discussions with staff and correspondence, we maintain that Lakeshore has reversed its position regarding Driveway access onto Oakwood Avenue. River Ridge constructed the extension to Oakwood Avenue, and all the required services pursuant to the Subdivision Agreement dated November 2, 1999, the Agreement to Amend Subdivision Agreement dated March 13, 2006, and the cost sharing Agreement dated March 24, 2003, all ratified by Council.</p> <p>Staff are aware well aware 1156756 Ontario Limited, has a Draft Plan Registered as of May 27, 1999 for Subdivision of Part Lots 3,4 &amp; 5 East Puce River Concession, Town of Lakeshore, County of Essex, Ontario. The approvals include, among other things, access for private driveways onto Oakwood Avenue.</p> <p>We maintain the position that the lots fronting on Oakwood should have access for private driveways as initially presented, will have no negative impact on Oakwood. By prohibiting access, our development will have a significant negative impact on our property values. To simply state, the access to our lots directly from Oakwood was an oversight in the 2010 Official Plan is not accurate.</p> <p>The proposed Emeryville Secondary Plan must remain intact as it pertains to our Draft Approval.</p> <p>d) All current proposals reflect this condition</p> <p>e) We have no additional comments on this condition</p> <p>f) We have no additional comments on this condition</p> <p>g) We have no additional comments on this condition.</p>	Thank you for your comments. They will be passed along to Town Staff; however, Oakwood is meant to be a urban collector and no driveway access should be permitted.	Residential Collector Roads
Nov 24/2020	Josette Eugeni	Requested a telephone meeting.	Noted.	Other
Dec 3 /20	Josette Eugeni	Email comments subsequently submitted to administration. Also requested re-designation of lands along Belle River Road.	Natural Heritage Overlay explained through an email. No change recommended.	
Dec 2 /20	Amicone - Cindy Prince & Gudrin	Requesting specific changes to Wallace Woods Secondary Plan sections. Requested change to the policy which requires 75% of registered lots to be developed prior to designating 100 hectares for residential use.	Comments Noted and will be addressed through the Wallace Woods Secondary Plan. Requested change to policy regarding designating 100 ha, not supported as this wording was approved by the former Ontario Municipal Board.	Wallace Woods