

- **Name**
John Bell
- **Enter the date of the meeting you wish to present to council**
April 18, 2024
- **Which is your preference for attending the meeting.**
In Person
- **Will there be anyone other than yourself addressing Council?**
Yes
- **Which is their preference for attending the meeting.**
In Person
- **Please provide the names of everyone who will be addressing Council.**
John Bell, Mike Poole, Paul Leuverink, Tony Leuverink, John Ozolins jointly
- **Use the space below to clearly outline your purpose for presenting to council. Provide a brief outline of your subject matter including your suggested outcome.**
Delegation to City Council April 28, 2024

On May 23, 2003, the county approved the registration of our plan of subdivision M41-187 as attached.

That plan includes 18 low density residential lots on the south side of Lakeview Drive of which we are owners, as well as reserve blocks on the North side of Lakeview Drive for the purpose of delineating and providing safe access to Lakeview Drive from the adjoining property to the north then owned by the Government.

The primary access was provided on our plan to the West, some 60 meters from Oxford County Arterial Road 59, located such that any traffic accessing Lakeview Drive would not flow through and impact the safety of our subdivision. It has been in continuing use since 2003 and its safety was confirmed by a Traffic Study in 2021.

A secondary access was also provided on our plan to the East, in recognition that future development of the lands to the north might require that availability. It is located such that any traffic accessing Lakeview Drive will not interfere with the landscaped median island on

Lakeview Drive, but it has not yet been utilized.

The lands to the north of our plan have subsequently been sold, and the new owner has recently met with residents to discuss his options for development of his property and gain resident input. During those discussions, in regard to safe traffic flow from his property, he has advised us that County Public Works requires him to use that secondary east access to Lakeview Drive for any future development, rather than the safe primary West access on the grounds that the primary safe access to the West is "unavailable" for his future use.

As this would cause any future traffic from these lands to flow through our subdivision, and directly affect us, and since Lakeview Drive is under city jurisdiction, and since these accesses are part of our registered plan of subdivision, and since we are aware of no plans for the city to deem these accesses out of our plan of subdivision, and since we as residents have no standing to direct city or county staff to permit such access, we would like to request that council direct city staff to confirm both the legal validity of both of these accesses per our registered plan and their safety per the existing traffic study, and to so advise Oxford County Public Works as a matter of our safety, that the safe West access to Lakeview Drive on our subdivision plan is also deemed to be available for use by the new owners of these lands to the north.

John Bell, Mike Poole, Paul Leuverink, Tony Leuverink, and John Ozolins

- **Will you be providing any additional written information in addition to your summary above? If YES please note it must be provided to the Clerks department no later than 2:00pm on the Tuesday prior to the meeting**
No
- **Will you be providing any additional electronic information in addition to documents you will be attaching? If YES please note it must be provided to the Clerks department no later than 2:00pm on the Tuesday prior to the meeting**
Yes
- **Have you appeared before council to discuss the same topic in the past?**
No

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PART 2
41R - 5837

P.I.N. 00134 - 1838(R)

LOT 1

REGISTERED PLAN 58

BLOCK 30
0.300 RESERVE

BLOCK 29
0.300 RESERVE

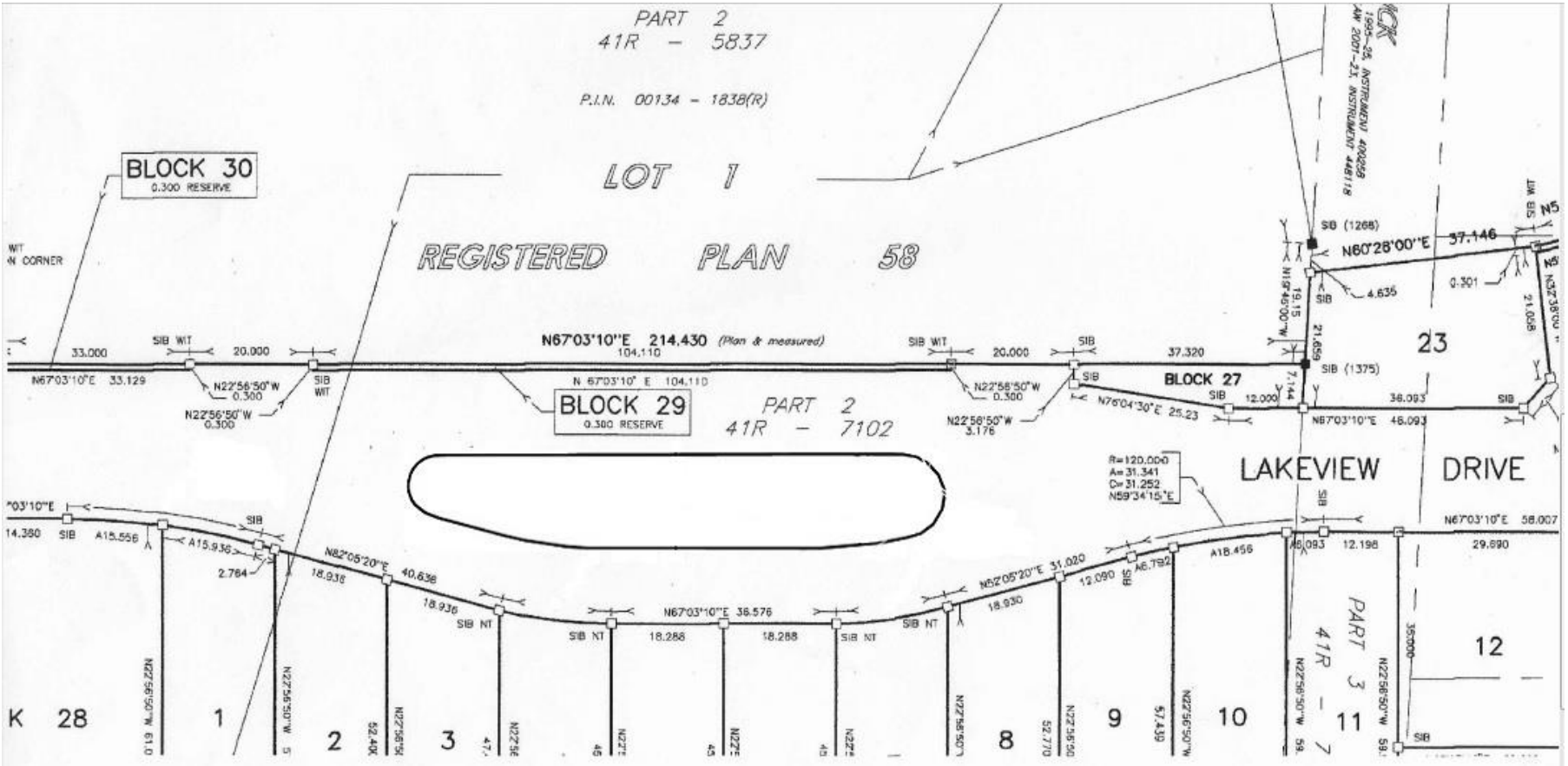
PART 2
41R - 7102

BLOCK 27

LAKEVIEW DRIVE

PART 3
41R - 7

12



PLAN 41M - 187

APPROVED UNDER SECTION 51 OF THE PLANNING ACT R.S.O. 1990, AS AMENDED.

THIS 23rd DAY OF MAY 2003

David Olliphant

DAVID OLLIPHANT
WARDEN, COUNTY OF OXFORD

I CERTIFY THAT THIS PLAN 41M - 187 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OXFORD AT 14.49 O'CLOCK ON THE 23rd DAY OF MAY 2003, AND ENTERED INTO THE PARCEL REGISTER FOR P.I.N. 00134 - 1842, AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT No. LT 91713

M. Zorba
LAND REGISTRAR

THIS PLAN COMPRISES PART OF P.I.N. 00134 - 1842(LT). ALL OF LOTS 13 TO 22 (INCLUDED), PART OF LOTS 12 AND 23, ALL OF BLOCKS 25, 26, 31 AND 32, PART OF BLOCK 24, ALL OF CRESTWOOD COURT AND PART OF LAKEVIEW DRIVE ARE SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF WOODSTOCK AS IN INSTRUMENT 442298

PLAN OF SUBDIVISION of all of LOT 15 and of part of LOTS 1, 14, 16 and 17 and of part of FOREST STREET (FREDERICK STREET BY BY-LAW 1995-25, INSTRUMENT 400258) (CLOSED BY BY-LAW 2001-23, INSTRUMENT 448118) REGISTERED PLAN 58 and of part of LOT 4, CONCESSION 12 in the geographic TOWNSHIP OF EAST ZORRA, formerly in the TOWNSHIP OF EAST ZORRA-TAVISTOCK now in the CITY OF WOODSTOCK COUNTY OF OXFORD

SCALE: 1 : 750
METRIC
BAKER & BENEDICT SURVEYING INC.

SURVEYOR'S CERTIFICATE

I certify that:
1. This survey and plan are correct and in accordance with the Surveyors Act, and Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 11th day of APRIL, 2003.

DATE 2003 APRIL 28
Paul J. Benedict
PAUL J. BENEDICT, O.L.S., O.L.P.
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 23 BOTH INCLUSIVE, BLOCKS 24, 25, 26, 27 AND 28 AND THE RESERVES NAMED BLOCKS 29, 30, 31 AND 32 AND THE STREETS NAMED LAKEVIEW DRIVE AND CRESTWOOD COURT HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
2. THE STREETS ARE DEDICATED TO THE CORPORATION OF THE CITY OF WOODSTOCK AS PUBLIC HIGHWAYS.

DATED THE 28th DAY OF APRIL 2003

Albert J. Hargreaves
ALBERT J. HARGREAVES, PRESIDENT
ALBERT T. HARGREAVES REAL ESTATE LTD.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

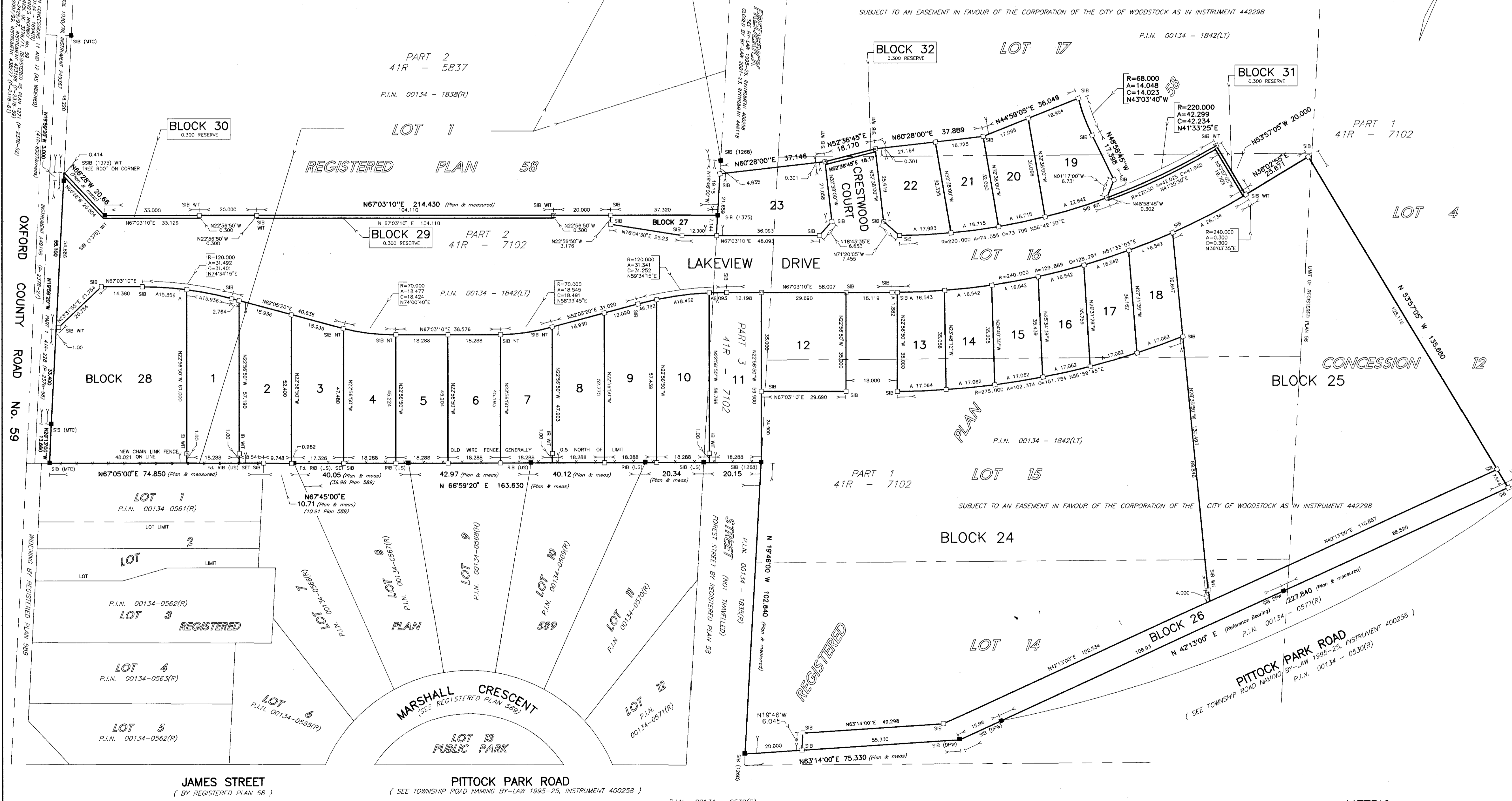
LEGEND AND NOTES:

- BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THAT PART OF THE SOUTHERLY LIMIT OF PART 1 AS SHOWN ON DEPOSITED PLAN 41R-5837, HAVING A BEARING OF N 42°13'00" W.
- ♦ DENOTES FOUND SURVEY MONUMENT
- ⊕ DENOTES PLANTED SURVEY MONUMENT (IB UNLESS OTHERWISE NOTED)
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- RD DENOTES ROUND IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- CC DENOTES CUT CROSS
- Meas DENOTES MEASURED
- Calc DENOTES CALCULATED
- WIT DENOTES WITNESS
- O.U. DENOTES ORIGIN UNKNOWN
- NT DENOTES NON-TANGENTIAL
- Plan DENOTES DEPOSITED PLAN 41R-7102

ALDER GRANGE ON THE THAMES PHASE I

BAKER & BENEDICT SURVEYING INC.
Ontario Land Surveyors
WOODSTOCK - ONTARIO
TEL: (519) 537 6212
DATE: APRIL 08, 2003 DRAWN BY: P.J.B.
JOB NO.: CHECKED BY: P.J.B.
S-02-9321

LOT/BLOCK	RADIUS	ARC	CHORD	CHORD BEARING
9	120.000	15.936	15.924	N 78°17'05"
10	120.000	6.792	6.781	N 53°42'35"
11	120.000	18.456	18.438	N 59°44'15"
12	120.000	6.093	6.092	N 85°35'55"
13	240.000	16.543	16.540	N 64°37'43"
14	275.000	17.064	17.061	N 64°52'59"
15	240.000	16.542	16.540	N 80°40'48"
16	275.000	17.062	17.059	N 61°19'41"
17	240.000	16.542	16.540	N 56°42'49"
18	275.000	17.062	17.059	N 57°46'23"
19	240.000	16.542	16.540	N 52°46'52"
20	275.000	17.062	17.059	N 54°13'06"
21	240.000	16.542	16.540	N 48°49'56"
22	275.000	17.062	17.059	N 50°39'48"
23	240.000	16.542	16.540	N 44°52'39"
24	275.000	17.062	17.059	N 47°05'31"
25	220.000	22.632	22.632	N 50°00'48"
26	220.000	16.715	16.711	N 55°08'17"
27	220.000	16.715	16.711	N 59°23'22"
28	220.000	17.363	17.978	N 64°00'35"
29	26.000	2.786	2.784	N 29°33'50"
30	120.000	15.936	15.945	N 70°44'00"
31	240.000	1.882	1.882	N 66°49'41"
32	240.000	28.734	28.717	N 39°28'42"



OXFORD COUNTY ROAD No. 59

JAMES STREET (BY REGISTERED PLAN 58)
PITTOCK PARK ROAD (SEE TOWNSHIP ROAD NAMING BY-LAW 1995-25, INSTRUMENT 400258)

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

