

Municipality of Lakeshore

Special Council Meeting Agenda



Tuesday, January 19, 2021, 10:00 AM

Electronically hosted from Council Chambers, 419 Notre Dame Street, Belle River

Pages

1. Call to Order
2. Moment of Reflection
3. Disclosures of Pecuniary Interest
4. Completion of Unfinished Business

1. Unfinished Business from December 15, 2020 Meeting

1. Town of Lakeshore Official Plan Review

5

Recommendation:

The compiled comments submitted from the public regarding the Official Plan review be received (Attachments 1 and 2);

The changes and amendments as recommended in this report, and as directed by Council, be incorporated into the final version of the Official Plan, as presented at the December 15, 2020, January 12, 2021 and January 19, 2021 Council Meetings; and,

Administration prepare a final version of the Official Plan review and adopting By-law, to be presented at a future Council meeting.

2. Consent Agenda

- | | |
|---|----|
| 1. December 8, 2020 Regular Council Meeting Minutes | 69 |
| 2. December 15, 2020 Special Council Meeting Minutes | 81 |
| 3. AGCO - Application for a Cannabis Retail Store Authorization | 92 |
| 4. City of Kitchener Cannabis Retail | 93 |

5.	City of Hamilton Cap on Gas Plant and Greenhouse Gas Pollution	95
6.	City of Hamilton Temporary Cap on Food Delivery Services Charges	97
7.	Lower Thames Valley Conservation Authority Passing Bill 229	99
8.	Municipality of Charlton and Dack Insurance	101
9.	Municipality of Southwest Middlesex CN Rail Drainage	103
10.	Town of Essex Support for Town of Essex Small Businesses	105
11.	Town of Essex Support for Small Businesses	108

Recommendation:

Approve minutes of the previous meetings and receive correspondence as listed on the Consent Agenda.

3. Reports for Information

1.	Drainage Board Meeting draft Minutes for December 7, 2020	112
2.	Bulk Water System at Comber Fire Station	119
3.	Council Question - Steps taken to Investigate Concerns Relating to Water Billings	124
4.	Rock Arena Air Conditioning Report	126
5.	Legislative Services – 2020 Annual Report	143
6.	2020 Council Meetings Annual & Closed Meeting Report	149
7.	Wallace Woods Secondary Plan Status Update	158
8.	Council Assignments Monthly Tracking Report - December 2020	162

Recommendation:

Receive the Reports for Information as listed on the agenda.

4. Reports for Direction

1. 2019 Repair to Emergency Light at Fire Station 1 165

Recommendation:

Approve the payment of \$18,489.79 to the County of Essex for the installation of warning lights at Fire Station 1; and

The expenditure be funded from the Street Lights reserve and accrued to 2020.

2. Tender Award – Waste Collection Tender (2021 & 2022) 171

Recommendation:

Award the tender for waste collection (for both 2021 and 2022) with an option for two, one year extensions to Green For Life (GFL) Environmental Inc. in the amount of \$1,493,665 (excluding HST), as described in the report presented at the January 12, 2021 Council meeting.

5. Announcements by Mayor

6. Reports from County Council Representatives

7. Notices of Motion

1. Notice of Motion submitted by Councillor Walstedt - Conversion of Gravel Roads to Tar and Chip 174

Recommendation:

Whereas there are numerous gravel roads in the municipality that are in desperate need of being upgraded to a tar and chip surface and;

Whereas Council and many of the Municipality's residents agree that the current criteria is outdated and does not focus and stipulate many of the key reasons for why these roads need to be converted;

Therefore be it resolved that Council direct Administration to bring back a report as soon as possible to redraft the gravel roads conversion criteria to properly reflect the needs of the residents of the Municipality.

8. Question Period

9. Non-Agenda Business

10. Closed Session

Recommendation:

Council move into closed session in Council Chambers at ____ PM in accordance with:

- a. Paragraph 239(2)(f) of the *Municipal Act, 2001* for discussions relating to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, regarding portable construction cranes; and
- b. Paragraph 239(2)(b) of the *Municipal Act, 2001* to discuss personal matters about an identifiable individual, including municipal or local board employees, relating to the Chief Administrative Officer performance evaluation.

5. Adjournment

Recommendation:

Council adjourn its meeting at ____ PM.

The Corporation of the Town of Lakeshore

Report to Council

Community & Development Services

Development Services



To: Mayor & Members of Council

From: Tammie Ryall, Director of Community & Development Services

Date: December 10, 2020

Subject: Town of Lakeshore Official Plan Review(1).docx

Recommendation

The compiled comments submitted from the public regarding the Official Plan review be received (Attachments 1 and 2);

The changes and amendments as recommended in this report, and as directed by Council, be incorporated into the final version of the Official Plan, as presented at the December 15, 2020 Council Meeting; and,

Administration prepare a final version of the Official Plan review and adopting By-law, to be presented at a future Council meeting.

Background

Official Plan Review

The reasons for initiating an Official Plan review and a description of the public consultation and engagement process were summarized in the previous report to Council presented on November 17, 2020. At that Council meeting, the statutory Public meeting required under the Planning Act for the Official Plan review took place. Several members of the public attended the meeting, held virtually, and made delegations to Council. The written submissions from that meeting are attached. A summary of the verbal submissions were included in the minutes of the November 17, 2020 Council meeting.

At that meeting, the following resolution was passed:

399-11-2020

Receive the Draft Town of Lakeshore Official Plan and Schedules, dated September 2020, appended as Attachment 1 and Attachment 2, to this report.

Employment Lands Study

Regarding the comments received regarding Employment Lands along the 401, Council directed Administration in 2019 to proceed with the development of an Employment Land Strategy for the Town of Lakeshore that includes exploring the need for converting lands along the Highway 401 corridor to employment uses in the future. This study would develop a comprehensive strategy to guide the designation and development of urban employment lands in the Town. In particular, the study focused on how to address employment land needs to better meet the Town's employment objectives. Section 3.3.2.1 of the Official Plan identifies the designation of additional employment lands through an ELS (Employment Land Strategy).

The initiative to study future employment lands along the 401 has generated interest in the region and created momentum for the County of Essex to initiate a regional employment land study as the first background study to their Official Plan Review process.

As a result, Council decided to discontinue Phase 2 of the Town's ELS study, as the County of Essex was undertaking Phase 1 of their required 5 Year Official Plan Review, which commenced in January 2020, starting with the County's Growth Projections exercise and Regional Employment Land Needs Study. Administration will have to come back to Council with some strategic planning policy recommendations, which would include a Phase 2 of the Town's ELS study, subject to future budget approval. When the results of the County's Phase 1 Official Plan Review exercise is complete, Phase 1 of the Town's ELS may have to be updated or even revised with the next census of population, which is to take place in May of 2021. On April 28, 2020, the following resolution was passed.

112-04-2020

1. Council receive the report entitled "Employment Lands Strategy – Phase 1, Town of Lakeshore, Final Report" prepared by Watson & Associates Economists Ltd., dated January 31, 2020, and attached to this report as Appendix A, and;
2. Council accept, and adopt, the population projections provided in the report entitled "Employment Lands Strategy – Phase 1, Town of Lakeshore, Final Report" prepared by Watson & Associates Economists Ltd., dated January 31, 2020, and attached to this report as Appendix A.

[space included intentionally]

Short Term Rentals

Regarding comments on regulating Short Term Rentals, a report was presented to Council on September 1, 2020. At that time, the following resolution was passed.

292-09-202

Direct Administration to proceed with Option #1 – public consultation in 2021, as described in the report by the Manager of Legislative Services and Manager of Development Services, presented September 1, 2020.

Comments

This report is intended to summarize the comments received from the public and at the statutory public meeting, and describe how the comments have been reviewed and addressed. The County of Essex and the Lower Thames Valley Conservation Authority provided additional comments in response to the notice of the public meeting.

County of Essex

Two comments of note from the County of Essex are explained below.

(1) The first is Section 2.3.2, I) (Page 10) “*Strongly support and participate in the completion of the County’s Regional Economic and Employment Land Strategy, which will provide a plan and policies for the development of a regional serving Employment Area, **particularly in the Town of Lakeshore and along Highway 401 corridor,***” (emphasis added)

County administration is recommending that the phrase “*particularly in the Town of Lakeshore and along Highway 401 corridor,*” be removed as it could be interpreted to predetermine the outcome of the study. Town Administration notes that this policy is in the “Planning Objectives and Strategies” section of the Official Plan which sets out high level goals to be achieved during the life of the Official Plan. To address the County’s concerns, Administration would recommend a re-wording of the section to state:

“*Strongly support and participate in the completion of the County’s Regional Economic and Employment Land Strategy which will provide a plan and policies for the development of a regional serving Employment Area. **“The Town supports the consideration of a Regional Employment Land Area in the Town of Lakeshore and along the Highway 401 corridor.”***” (emphasis added)

To be consistent, this same change should be made to Section 3.3.2, Employment Areas which currently states:

“*The Town will strongly support and participate in the completion of the County’s Regional Economic and Employment Land Strategy, which will provide a plan and policies for the development of a regional serving Employment Area, **particularly in the Town of Lakeshore and along Highway 401 corridor.***”

(2) The second comment is regarding phrases in the “Managing Change, Where and How to Grow” Section 3.3 which refer to future expansions of secondary settlement areas.

For example, in Section 3.3.3. Hamlet Area, subsection c), (page 28) it states: “The Town will monitor and review the Hamlet Areas on an on-going basis to ensure that they are appropriately managed and the policies of this Plan are fulfilled. It is anticipated that sufficient land has been designated to accommodate Hamlet Area growth and development, therefore, Hamlet Area expansions or the establishment of new Hamlet Areas **are not permitted within the planning horizon.**” (emphasis added)

County Administration notes that the phrase “are not permitted within the planning horizon” should be removed as the direction in the County Official Plan is that only Primary Urban areas will be able to expand, not Secondary Urban Areas, such as Hamlets.

Administration would recommend changing these policies, to remove the phrase “are not permitted within the planning horizon” to be in conformity to the County Official Plan.

Lower Thames Valley Conservation Authority (LTVCA)

The most recent comments from LTVCA request specific wording changes to provide clarity to the plan, particularly with regard to development in Lighthouse Cove. The requested changes will be addressed, and responses will be provided to the Authority and the County of Essex.

Secondary Dwelling Units

Updates to policies with respect to secondary dwelling unit permissions and policies (Section 4.3.1.5.1, page 63) to implement the Strong Communities through Affordable Housing Act, 2011, which mandates policies for the permission of secondary dwelling units within singles, semi-detached and townhouse dwellings, or within an attached or detached accessory building or structure associated with a single detached dwelling, semi-detached dwelling or townhouse dwelling, subject to certain criteria. Administration recommends no change to the policies as presented in the September 2020 version of the Official Plan update.

Short Term Rentals

Short term rentals are referenced in several Sections which permit residential uses in the Official Plan update. The policy direction is that they would only be permitted in a single detached dwelling, have adequate parking and be subject to a zoning by-law amendment. For example, the policy in the Waterfront Residential Designation, Section 6.4.1 Permitted Uses (page 138) states:

“c) Bed and breakfast establishments **and other short term accommodations will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to a site-specific amendment to the Zoning By-law.**” (emphasis added)

The effect of this policy is that short term rentals would not be permitted automatically, the owner would need to apply for a site-specific zoning by-law amendment similar to a Bed and Breakfast establishment. There is no mention of short term rentals in the current Official Plan therefore it was added to provide policy guidance.

As noted above, Council directed administration to review short term rentals in 2021 and undertake public consultation on this topic. So other approaches, in addition to what is noted above, could be adopted when that review is completed. If required, an Official Plan amendment could be initiated to implement the outcomes of the study.

Administration recommends no change to the policies as presented in the September 2020 version of the Official Plan update.

Employment Lands along Highway 401

As mentioned above, Council directed an examination of lands along the Highway 401 Corridor for Employment uses. As such, the Official Plan speaks to this and that the Town will work closely with the County of Essex on a County-wide Employment Strategy, with the intent to consider lands in strategic locations along Highway 401 for employment uses.

Regarding the comments received from members of the public requesting that employment lands be placed along Highway 401, it is noted that the County-wide Employment Strategy will inform employment land changes, and the Town Plan includes several references to support this. Therefore no changes to the Official Plan are recommended.

Specific references which support employment lands are set out below.

- Section 2.3.2, c) (Page 10) *“Use the economic development opportunities associated with the Highway 401 exposure;”*
- Section 2.3.2, l) (Page 10) *“Strongly support and participate in the completion of the County’s Regional Economic and Employment Land Strategy, which will provide a plan and policies for the development of a regional serving Employment Area, particularly in the Town of Lakeshore and along Highway 401 corridor;”* (proposed changes to this policy are noted above).
- Section 2.3.2, Page 11 – f) and g)
*“f) Direct heavy industrial uses, manufacturing and logistics to appropriate locations to avoid land use conflicts and take advantage of the inter-regional attributes and international border crossings accessed from Highway 401;
g) Protect major goods movement facilities and corridors, including areas readily accessible to the Highway 401 corridor for long term employment uses that require those locations and from incompatible land uses;”*
- Table 3.2, references to Comber and County Road 19 (page 20)

“Secondary Employment Areas Comber Highway 401/County Road 19”

- Section 3.3.2, Employment Areas, Page 24, 3rd and 4th paragraphs:
“It is intended that the role of the existing Primary Settlement Employment Areas within and adjacent to the Patillo/Advance Special Planning Area and the Secondary Settlement Employment Area in Comber Urban Area will continue. The Secondary Settlement Employment Area within Stoney Point/Pointe-Aux-Roches Settlement Area may develop subject to the appropriate provision of services. Employment growth will be focused to the Primary Settlement Employment Areas, and to a lesser extent to the Secondary Settlement Employment Areas.
- *The Town will strongly support and participate in the completion of the County’s Regional Economic and Employment Land Strategy, which will provide a plan and policies for the development of a regional serving Employment Area, particularly in the Town of Lakeshore and along Highway 401 corridor.”*
(proposed changes to this policy are noted above).
- Page 193, Table 7.1 (Servicing) – Reference to Comber and Highway 401/County Road 19 and the level of municipal sewage and water services.

Regarding lands to be developed in the Patillo Road employment area, the policies include the need for a buffer between the existing residential and industrial uses.

- Section 9.3.d), page 264, Patillo/Advance Special Planning Area:
“The Secondary Plan will identify an appropriate Urban Buffer within the Urban Reserve Designation, located along the western and northern portion of the Urban Reserve Designation. The Secondary Plan will provide appropriate policies to ensure land use compatibility through appropriate land use transitions and buffer areas between the Urban Area and the future development of lands within the Urban Reserve Area.”

Michael Parent, properties in the area of W. Pike Creek Rd, south of County Road 22, Attachment 1, comment dated March 15/16 and Attachment 2, last page.

Concerning Michael Parent’s request to re-designate his residential property at 210 West Pike Creek Road, Administration would have no concerns with changing the designation from Mixed Use, which permits commercial uses, to Residential to match the zoning as it would recognize a long established residential use/area. The residential area is not likely to change in the long term. Administration is recommending the change to residential, and will continue to follow up with neighbouring properties to confirm that they support the change as well. As of the writing of this report, the owners of 224 West Pike Creek Road and 201 West Pike Road have indicated agreement and support to have their properties changed to Residential as well as Mr. Parent.

Summary of Recommended changes

- County of Essex – Items 1 and 2, noted above.
- LTVCA Comments – Noted above.
- Comment No. 29, Michael Parent, 210 W. Pike Creek Rd, and neighbouring properties – Mixed Use to Residential designation.

Next Steps

All members of the public who took the time to express their comments will be responded to by Administration, as set out in the attached chart.

Pending Council concurrence, the Official Plan will be revised to its final version. Adoption is anticipated at the next available Council Meeting, targeted for February 2, 2021. Following Council adoption, notice of the adoption will be sent to those persons and agencies which are prescribed under the Planning Act and Regulations. The Official Plan review does not come into effect immediately, as it requires approval by the Approval Authority. It will be submitted to the County of Essex, which is the Approval Authority, for review and approval.

Others Consulted

The County of Essex, outside agencies and the public, as required by the Planning Act. Discussion with agency staff and members of the public has been undertaken to clarify requests for changes.

Financial Impacts

There are no additional budget impacts resulting from the recommendation. Council allocated \$115,000.00 to this capital project in 2020.

Attachments:

1. Compiled comments with responses
2. Written Submissions received for public meeting
3. LTVCA comments dated November 17, 2020
4. Draft Official Plan (September 2020) was previously supplied to Council members.
Link is:

<https://www.lakeshore.ca/en/business-and-development/resources/Documents/OfficialPlanReview/OPR-Draft-2020.pdf>

Report Approval Details

Document Title:	Town of Lakeshore Official Plan Review.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 OP Public Comments with Responses_Nov 2020 - address and roll number removed.pdf- Attachment 2, Written comments received for public meeting.pdf- Attachment 3 - Written comments received for public meeting.pdf- Attachment 4 - LTVCA comments Nov 17 20.pdf- Attachment 5 - Amico comments on Official Plan.pdf- Attachment 6 - Sylvestre comments on Official Plan.pdf
Final Approval Date:	Dec 10, 2020

This report and all of its attachments were approved and signed as outlined below:

Tammie Ryall

Kristen Newman

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.	Severance
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.	Employment
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>BARRIERS TO BUILDING / DEVELOPMENT</p> <p>1) Sanitary Sewer Systems.</p> <p>i) At the Phase 2 discussion in Stoney Point acknowledgement of municipal sanitary sewer systems as the long term solution;</p> <p>ii) The lagoons in Stoney Creek are shovel ready ONCE FUNDING IS ESTABLISHED;</p> <p>iii) What additional funding is required to extend the systems to connection ready delivery throughout Lighthouse Cove</p> <p>iv) With the COMBINED requirement, what genuine tangible sources of funds and the availability of the funds are currently accessible.</p> <p>v) It 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) Septic Systems.</p> <p>i) What plan is in place to remediate existing septic systems;</p> <p>ii) Can a testing & validation system be established for all existing, and potentially future, septic systems to ensure that they meet current sanitation standards;</p> <p>iii) For new or proposed building, provide a list of brands, models, or system attributes for new systems plus a test program;</p> <p>iv) If 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>ROAD INFRASTURES</p> <p>1) Secondary 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) At 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) This 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) Existing road foundations</p> <p>i) At 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) What will be the goal of road redevelopment for flood control and protection?</p> <p>a) Will 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"> 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. 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. 3. Assistance in prohibiting encroachment on the road access to our properties. 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. 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. 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. 7. Consideration to allowing some services to go in along our roads, such as electricity, in the interim. 8. We would like to see street signs go up on our roads. 9. We would like Lakeshore to consider acquiring some areas for public usage: ie beach. 	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"> 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. 2. Flood mitigation measures need to be given importance. The municipality should build pumping stations, improve drainage, and raise road levels. 	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 & 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

Other comments:

Coco Group: Comments on Section 7.2.2.1.5 Urban Residential Collector Road
Policies

Michelle Van [REDACTED]: Comments on Belle River Marina

Michael Laliberte [REDACTED] Consents and the Urban Fringe
Designation

Kathy Cottingham – Lighthouse Cove: Duplessis and Quenneville Association

David Black – property owner [REDACTED]

Patrica and Norman Vanier – [REDACTED] re-designation to Residential to
permit lot creation

Michael Parent [REDACTED] – re-designation to Residential (currently
Mixed Use).



Coco Group

November 16, 2020

VIA E-MAIL ONLY

Town of Lakeshore,
Community & Development Services
419 Notre Dame
Belle River, Ontario
N0R 1A0

Attention: Kim Darroch, B.A., M.P.L., MCIP, RRP
Manager of Development Services

Re: Five year Official Plan Review as it pertains to the Emeryville
Secondary Plan

Thank you for your e-mail dated October 26, 2020 with respect to the above noted study. We understand the Town of Lakeshore is making comments based on their 5-year Official Plan review, with a Public Meeting scheduled on November 17, 2020. In particular, you have proposed changes in Section 7.2.2.1.5 Urban Residential Collector Corridor.

As you are aware, we are large landowners in the Emeryville Secondary Plan Area, and the below policy significantly affects our approved development proposals. On behalf of 1156756 Ontario Limited and based on your e-mail dated October 26, 2020, please see our comments below in red with respect to your draft policy issues.

7.2.2.1.5 Urban Residential Collector Road

Urban Residential Collector Roads are designed with the dual function of carrying moderate volumes of local traffic to arterial roads, and distributing arterial traffic to local roads, while providing access to abutting properties. Urban Residential Collector Roads are adjacent to residential/commercial land uses and provide connections to local, collector and arterial roads.

The following will be the policy of the Town:

- a) Urban Residential Collector Roads will generally be two traffic lane roads with a road right-of-way width of 20 to 24 metres and be designed to carry traffic to and from residential neighbourhoods and act as the connector between local and arterial roads.

We have amended Phase 6 to reflect this matter.

- b) On-street parking may be permitted on one side of the road in the Urban Areas, although location and time restrictions may be enforced in specific instances; for example, adjacent to schools or during peak periods of traffic demand.

We have no issues with this policy and remaining will comply with the municipal requirement.

- c) ~~Direct access to collector roads, excluding Oakwood Avenue, will be permitted, subject to geometric design considerations.~~

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.

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 & 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.

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.

The proposed Emeryville Secondary Plan must remain intact as it pertains to our Draft Approval.

- d) In the Urban Areas, sidewalks will generally be constructed on one or both sides of Urban Residential Collector Roads.

All current proposals reflect this condition.

- e) Dedicated bikeways, separate cycling facilities or wider curb lanes are encouraged.

We have no additional comments on this condition.

- f) **Passive traffic calming devices are permitted, as required.**

We have no additional comments on this condition.

- g) **Typical traffic volumes on Urban Residential Collector Roads are generally between 1,000 to 20,000 vehicles a day.**

We have no additional comments on this condition.

In conclusion, our group has received all the necessary approvals and executed all municipal requirements over the years to ensure the appropriate development in the Town of Lakeshore. We object to any changes, which adversely affect our development as envisioned within the Emeryville Secondary Plan. Please remove the words "excluding Oakwood Avenue" from condition C, so we may proceed based on the Municipality honouring its previous approvals.

Sincerely,



Jenny Coco, CEO

c.c: Anthony Rossi

Kim Darroch

From:

Sent:

To:

Subject:

[REDACTED]
October 26, 2020 2:58 PM

Kim Darroch

Official plan comments

Hi Kim,

I am writing as unable to attend the meeting. I have reviewed the plan but did not find it detailed enough.

I did not find this specifically but was advised it has been recent news that there was consideration to build a second boat ramp at the Belle River marina. If that is the case, I do not think it is at all necessary and would be very costly... the money could be wisely used elsewhere. If this is because it was busy this year, that is most likely due to covid as boaters came from other areas where there was no ramp available. In normal times, one ramp is more than enough for this area.

Also, I am not sure if it is being considered but hopefully the plan will deal with the beach area under water when levels are high, require continual and regular clean up on the beach and more picnic tables on the grass would be great. There is also an issue with the whole area around the park that was very close to or covered in water i.e. the fishing dock, the bridge and the volleyball area behind the parking lot. They were a mess all summer. As water levels will most likely continue to rise and fall, these community areas must be maintained. We have this beautiful beach, park and marina area and it appears priorities are to create more and not take care of what is already there.

Thank you,

Michelle Van
[REDACTED]

Kim Darroch

From: Michael Laliber [REDACTED]
Sent: November 16, 2020 7:43 AM
To: Kim Darroch
Cc: Brianna Coughlin
Subject: Town of Lakeshore - Official Plan Review - Attendance and Opportunity to Speak

I wish to attend the subject meeting. I am 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. I may want to pose a question on issues related to the zoning of properties in this area and would appreciate your accommodation of that. Please also send anything relevant to consent requests and the adoption of the Official Plan to me at the address provided below. Thank you.

Michael Laliberte
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPad

Kim Darroch

From: Kathy Cottingham [REDACTED]
Sent: November 16, 2020 2:29 AM
To: Brianna Coughlin; Kim Darroch
Cc: KATHERINE COTTINGHAM
Subject: Fwd: Katherine Cottingham shared "Duplessis and Quenneville Presentation to Council Nov. 17 2020 1" with you.

Dear Kim and Brianna

Please find attached my presentation and honour my request to make a presentation on behalf of myself and the Duplessis/Quenneville Association. At the virtual council meeting for the Lakeshore 5-year plan on Nov. 17th. I also am requesting to make a presentation at the Lighthouse Cove Secondary Plan virtual Council meeting that I believe is intended to be held Dec. 15th or possibly the 17th. Please advise.

Thank you for your attention to this matter and all you do in these difficult times.

Yours sincerely,

Kathy Cottingham
[REDACTED]
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Katherine Cottingham [REDACTED]
Date: November 16, 2020 at 1:59:54 AM EST
To: [REDACTED]
Subject: Katherine Cottingham shared "Duplessis and Quenneville Presentation to Council Nov. 17 2020 1" with you.



Katherine Cottingham shared a file with you

Attached please find the comments I wish to submit to the Lakeshore Council on behalf of the Duplessis/ Quenneville Association and myself. I also request time to present at the virtual council meeting.



Duplessis and Quenneville Presentation to Council Nov. 17 2020 1.docx

Open



Microsoft

[Privacy Statement](#)

2020 11 15

24 Lawson Street, P.O. Box 370
Tilbury, ON. N0P 2L0

Mayor Bain and Lakeshore Council Members:

My name is Katherine Cottingham. I am one of the property owners on the Duplessis/Quenneville Roads of the Development Plan 1620 at Lighthouse Cove. I hope to appeal to council on my own and their behalf for its aid in resolving an issue that has gone on for over 50 years -despite efforts by property owners to resolve the situation and allow our property owners to build on their property.

With all due respect, many factors have played into the scenario that has seen these areas on designated public highways lie vacant as the only streets in the plan not developed:

- the normal passage of time as they awaited their turn for the developer to get to our streets.
- the fact that the developer went bankrupt unbeknownst to property owners.
- the lapse of time that resulted as property owners, who did their due diligence, and purchased with the confirmation by Lakeshore that theirs would be the next development to be completed and within 7 years of purchase are still waiting for that to happen.
- the harassment that these property owners faced when trying to enjoy gentle use of their property as they waited for it to be approved for development. -being told they could not enjoy gentle enjoyment of their lot, (even have a lawnchair on it)
- the harassment they faced regarding removing the approved sheds on their property (Sheds that were approved by Tilbury North and that would allow them to care for their property as outlined in the Lakeshore bylaws).
- the threat received that they had to remove docks which were approved by Oceans and Fisheries and complied with their regulations and restrictions.
- the frustration with the inability to contact all of the property owners to help resolve the situation due foreign ownership, death of the property owners and inaccuracies and lack of updates in the addresses on the role.
- the attempt to allow other developments to proceed but to prohibit development on our roads from being developed until sanitary sewers are approved for the area. (funding for sanitary sewers have been applied for and rejected multiple times -twelve times I've been told). Luckily County Council approved us keeping our properties right to build on sanitary sewers.
- the passage of time-since council's directive for staff to meet with us to help resolve the issues which was to take place once the five-year plan was done and before the Lighthouse Cove Secondary Plan was passed. A plan that is scheduled to be voted on in Dec. of this year.

All of this occurred as these property owners watched developments in other areas of Lighthouse Cove get approved and realized. We were given various reasons that our development could not move forward such as: one egress only, flooding concerns, even

priority given to surveying needs regarding the supposedly threatened fox snakes. All this as both infill and new development were occurring in other areas of Lighthouse Cove.

I am certain you will agree that these property owners have shown extraordinary patience in enduring these delays. Now they feel it is time to resolve this problem and are looking for your assistance in resolving it in a manner that is positive for both the property owners and the residence of Lakeshore in general.

The majority of those property owners that we were able to reach want to either build their dream homes on their lots or enjoy them now and have the area improved to the point that they are buildable lots. They hope they can recoup some of the expenses and taxes they have paid for negligible services over as much as 50 years.

There is considerable interest in developing the area as proven by three of our lots recently selling in two days. Realtors holding these sales were inundated with calls and inquiries. (I refused offers to sell my lots within the last month as well)

Given the incredibly unique situation in this area of the Plan 1620 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.

With respect to that we would like to see the following happen.

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.
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.
3. Assistance in prohibiting encroachment on the road access to our properties.
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.
5. Bylaw changes to allow temporary seasonable usage of RVs or trailers on our properties until such a time as development can take place or lots sold as buildable lots.
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.
7. Consideration to allowing some services to go in along our roads, such as electricity, in the interim.
8. We would like to see street signs go up on our roads.
9. We would like Lakeshore to consider acquiring some areas for public usage: ie beach.
10. Finally, we urgently request that the municipality advocate on our behalf to allow the development of this long-neglected area, not just infill.

We realize some of these will be addressed by the Lakeshore 5-year Plan and others by the Lighthouse Secondary Plan but feel the municipality needs to hear our commitment to the area and its development and make the necessary changes to Lakeshore by-laws and policies.

I respectfully submit this requested in-put to both the Lakeshore 5-year Plan and the Lighthouse Cove Supplementary Plan and request that I be allowed to present to council on both virtual council meeting dates.

Katherine (Kathy) Cottingham

Duplessis/Quenneville Association

[REDACTED]

[REDACTED]

Kim Darroch

From: Brianna Coughlin
Sent: November 13, 2020 3:45 PM
To: Kim Darroch
Subject: FW: Comment regarding the Public Plan Review Tuesday November 17, 2020
Attachments: Lakeshore Council Comments REV - David Black.docx

Hi Kim,

Please see the email below, we've added him to the list of speakers.

Brianna Coughlin
Manager of Legislative Services

Town of Lakeshore

bcoughlin@lakeshore.ca



Remember to Like, Follow, and Share us on  and .

NOTICE: Due to COVID-19, Our Town hall is open to the public with limited services. In-person payments for municipal bills including tax, water, permits and applications will now be permitted with a limit of 1 person at the counter at a time. The Building, By-law and Engineering departments continue to operate at another location and are not available for counter inquiries. For further information about the pandemic, its impact on Town services and to receive emails on updates, [subscribe](#) to our webpage or check out our [Facebook](#) and [Twitter](#) accounts for up to date

From: dbblack [redacted] [mailto:dbblack@lakeshore.ca]
Sent: November 13, 2020 3:36 PM
To: clerk <clerk@lakeshore.ca>
Cc: Kathy Cottingham [redacted]
Subject: Comment regarding the Public Plan Review Tuesday November 17, 2020

Please find attached comments for use in the meeting regarding the 5 year plan review.

These comments are specific to Lighthouse Cove, Schedule C9.

I am a second generation owner of property on Quenneville Drive.

I will attend the Zoom meeting. Please send me meeting access codes.

Regards,

David Black
Property owner – Quenneville Drive

Lakeshore Council

Planning Department

Public Input to Current 5 year plan – part of Schedule C9

I am a second generation property owner on Quenneville Drive in Lighthouse Cove. My parents purchased the property in 1969 and have recently transferred it to my ownership. There have been a number of meetings, public forums and presentations to council, but there has been very limited progress on a number of the fundamental challenges to enhancing use and enjoyment of our property.

BARRIERS TO BUILDING / DEVELOPMENT

- 1) Sanitary Sewer Systems.
 - i) At the Phase 2 discussion in Stoney Point acknowledgement of municipal sanitary sewer systems as the long term solution;
 - ii) The lagoons in Stoney Creek are shovel ready ONCE FUNDING IS ESTABLISHED;
 - iii) What additional funding is required to extend the systems to connection ready delivery throughout Lighthouse Cove
 - iv) With the COMBINED requirement, what genuine tangible sources of funds and the availability of the funds are currently accessible.
 - v) It 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?
- 2) Septic Systems.
 - i) What plan is in place to remediate existing septic systems;
 - ii) Can a testing & validation system be established for all existing, and potentially future, septic systems to ensure that they meet current sanitation standards;
 - iii) For new or proposed building, provide a list of brands, models, or system attributes for new systems plus a test program;
 - iv) If 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.

ROAD INFRASTRUCTURES

- 1) Secondary access over the railway tracks – this has been a community safety issue in the case of emergency where the Tisdelle access is unavailable
 - i) At 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.
 - ii) This is a CURRENT REQUIREMENT that does not depend upon any other activity. HAS ANY PROGRESS BEEN MADE ON ESTABLISHING THIS SEONDARY EMERGENCY RELIEF ACCESS?
- 2) Existing road foundations
 - i) At 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?
- 3) What will be the goal of road redevelopment for flood control and protection?
 - a) Will road construction result in higher road surfaces to provide further protection from road access flooding i.e. road heights raised 8" – 16" for discourage road access from being submerged and isolating residential lots from secondary flood from road access frontages.
 - b) Once Melody Trail is remediated, is the plan to perform the same updates / upgrades to each of the following ; Martin, Reaume, LeFaive, Rivait, Quenneville, Duplessis, Markham, Island?
 - 4) What interim plan can be initiated to provide use of the public highway property that is part of the official lot plans for both Duplessis and Quenneville;
 - a) A previous town planner indicated that part of the park encroaches on the public highway allowance;
 - i) Can both Quenneville and Duplessis have interim gravel roads established to allow access for existing owners to have reasonable access to their property
 - ii) Can a process be put into place to review this, with road and survey specs to assure that is interim road will meet future permanent upgrades
 - b) With the establishment of an interim road solution for Quenneville and Duplessis, what will be the requirement to provide municipal water and electrical service
 - 5) When road enhancements to Melody Trail are planned, can the opportunity be used to include a bike path. This would also be applicable to Tisdelle.

DEVELOPMENT VS INFILL BUILDING

There has been continued new residence building in the Lighthouse Shores area. This is considered infill. However, the Quenneville Drive and Duplessis Drive properties do not currently have tar and chip road surface and, with the exception of the Park Pavillion, have no residence or permanent buildings.

Property owners have an interest to use their properties in one of the following manners:

- 1) Build permanent cottage or four season residences;
- 2) With road access, allow season use of temporary residence such as RV's
- 3) With road access, allow casual use such as camping, cook fires' including overnight activity
- 4) With road access, build docks to secure boats
- 5) With road access provide a variance to allow accessory sheds to store maintenance equipment to make regular upkeep more accessible;
- 6) With access, allow for passive daytime use – swimming, fishing, skating, picnic etc,

Currently these are restricted uses (excluding (6)).

There have been a number of meetings to request updates on how to move forward. To date, there has been little more than public forum discussion.

THERE NEEDS TO BE A REASONABLE INTERIM PLAN TO ALLOW FOR THE QUIET ENJOYMENT OF THESE PROPERTIES. THE REQUIREMENT TO MEET WITH FUTURE ROAD CONSTRUCTION REQUIREMENTS IN THE INTERIM, NECESSITATES THAT THE CITY PROVIDE MORE SUPPORT AND GUIDANCE. A

REASONABLE INTERIM PLAN FOR USES, SHOULD INCLUDE PROPERLY SURVEYED AND INSTALLED GRAVEL ROADS AND ANY REALIGNMENT OF PARK FACILITY ENCROACH ON THE PUBLIC HIGHWAY AS A GOOD FIRST STEP TO THE ENHANCEMENT OF THE AREA.

AS PART OF THESE DISCUSSIONS, THE CITY NEEDS TO PROVIDE CLEAR GUIDANCE ON HOW IT WILL PARTICIPATE IN ANY COST ACTIVITY ON THE QUENNEVILLE DRIVE PROPERTIES SINCE THE PARK CONTROLS APPROXIMATELY 40% OF THE ROAD FRONTAGE.

OTHER FLOOD MITIGATION STRATEGIES

Flooding challenges created by ice melt in the Spring are a continuing challenge to the area. Are there new or enhanced approaches to dealing with the ice jams and incremental water flow from Spring melt?

Are there any strategies in place to deal with surge to hopefully diminish short term flood damage?

I appreciate your time reviewing and responding to my questions and comments

David Black,

Quenneville Drive

Subject: Town of Lakeshore - Official Plan Review - Statutory Public Meeting (File: OPA-3-2015) - Registration of Delegation and Request to Speak at November 17, 2020 Meeting

Brianna Coughlin
Manager of Legislative Services
(519) 728 2700 ext. 235
bcoughlin@lakeshore.ca

Dear Ms. Coughlin:

As the owners of the property with the street address of [REDACTED] Belle River (identified as [REDACTED] on the Official Plan) who are significantly affected by the boundaries and Designations being proposed for the revised Official Plan, we respectfully request an opportunity to speak at the subject meeting to outline our concerns and request changes to the Plan. Our 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.

Again, we respectfully request your attention to our request. If our request cannot be immediately granted, we would appreciate learning how we might overcome the constraints that the proposed Official Plan will continue to impose

upon us and how we might be freed from the very difficult position this Plan puts us in as a family. Please provide us with the registration details for the meeting so that we might effectively address Council on the 17th. Thank you.

Very truly yours,

Patricia and Norman Vanler
[REDACTED]

Belle River, Ontario
[REDACTED]

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NOV 10/20

TO THE TOWN OF LAKE SHORE
FROM PATRICIA + NORMAN
[REDACTED] VANICE
[REDACTED] Belle River

I REPRESENT BOTH OF US
AS LONGTIME RESIDENTS AND
TAXPAYERS. WE WOULD
ASK THAT THE TOWN WOULD
GRANT US REZONING OF
OUR SMALL HOBBY FARM 8.3
TO RESIDENTIAL PROPERTY.

WE ARE ELDERLY AND CANNOT
PHYSICALLY WORK THE LAND.

I HAVE APPROACHED COUNCIL
PREVIOUSLY OVER THE YEARS
TO REZONE AND HAVE BEEN
DENIED OR IGNORED.

I SEE FARM LAND BEING REZONED
ADJACENT TO US EAST OF
DUCK CREEK FOR EXAMPLE
THE SUBDIVISION (SEASONS)

I HAVE LEGITIMATE QUESTIONS
AND WOULD LIKE ANSWERS.

[Signature]

Kim Darroch

From: Michael Parent [REDACTED]
Sent: October 30, 2020 10:14 AM
To: Kim Darroch
Subject: Official Plan Issue West Pike Cr RD

Good Morning

Received township notice of the 5 year Official Plan review finally moving forward after 10 years plus. As you know I have sent in forms, emails, attended meetings regarding my objections to the mixed use corridor plan for mine and adjacent properties.

No one from the township has ever contacted me on the issue.

From my quick review of maps etc I see absolutely no change to your proposal.

This puzzles me because of the strong arguments against the proposal and the councils historic position on these lands.

Therefore in order to prepare for the council I need the following information from Lakeshore Planning:

1. Who exactly has decided to override councils bylaws and zoning decisions my requests and WHY? Is this our planning dept or a consultant?

2. Has anyone pointed out to the council that the plan ignores their specific zoning decisions on the properties in question?

3. Why do the maps not indicate flood plain areas on some of the lands even though ERCA will not allow any building?

4. What has ERCA communicated on your plan specifically to the zoning proposal on the lands in question?

5. Why were some of the council's zoning decisions folded into the plan and others ignored? Who made these decisions?

6. Please explain exactly the zoning issues with the properties. I am led to believe that lands are still zoned residential and will remain such. However, if the Official plan allows commercial zoning anyone can apply for any one of the properties to be rezoned commercial and the council could not deny that application.

7. I was also told by Huron County that the province requires all County zoning to match official plans and this is not what Lakeshore states. What is the township, Essex county, and Ontario's position of zoning matching Official Plans?

I would appreciate it if you forward me in writing all documentation (emails, letters, conversations, etc) on my issue. If I must make a documentation request to someone else please let me know by email immediately because we have no time to deal with Canada Post.

I will be registering as a delegate for the meeting.

To contact me please call or text [REDACTED]

email [REDACTED]

Thank you

Michael Parent
[REDACTED]

Resident comments concerned with Industrial or Employment land use encroaching near their established residential communities:

Michael Harrigan – [REDACTED]

Fabio Volante – [REDACTED]

John Spirou – [REDACTED]

Dean Favero – [REDACTED]

Brenda Petro – [REDACTED]

Sylvia Langton – [REDACTED]

Michael Berthiaume – [REDACTED]

Pat Ackland – [REDACTED]

Sean McConnell – [REDACTED]

Pete Golinsky – [REDACTED]

Peter Roberts – [REDACTED]

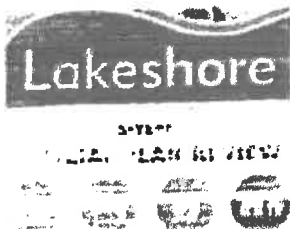
Jason and Linda Smith – [REDACTED]

Julie Lenehan – [REDACTED]

Kristen Heaton – [REDACTED]

Gilda and Wayne Everett – [REDACTED]

David Smith – [REDACTED]



Town of Lakeshore 5-Year Official Plan Review PUBLIC OPEN HOUSE

Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

I am concerned with more development along the
Patricia Corridor. If not adding to our infrastructure
in that area would cause more flooding, traffic
concerns & widening of the roads.
Perhaps the 40' corridor would be better
suited

Are anything missing or do you have additional comments?

Please provide your contact information:

Name: MICHAEL HARRIGAN

Address:

Postal Code:

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
419 Notre Dame Street
Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
Phone: 519-728-1975 x245

The Town of Lakeshore is obtaining information for this project to assist in undertaking the 5-Year Official Plan Review. Comments and information received will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act.

Kim Darroch

From: Fabio Volante [REDACTED]
Sent: November 16, 2020 11:06 AM
To: Steven Wilder; Kim Darroch
Subject: Our comments for the Official Plan

Good morning Mr. Wilder and Mr. Darroch,

My wife and I have been residents of Lakeshore for over 18 years along the patillo corridor. We understood when we first moved into the area that we will have commercial activity near us and we have been content with the growth of the area as it is a positive sign for the economics of our township. However, my wife and I feel strongly that the balance has now tipped heavily in favour of commercial development. We are 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. What stands out the most is the quality of the air. You can smell the chemical vapours in the air being produced by these factories. My vehicle has pollution spots produced by these factories. I know all the necessary regulatory things are being done to mitigate the harmful effects that factories can have on an area.....but it's happening. It's noisier and it smells more. It's inevitable when too many are built in a concentrated area AND so close to urban neighbourhoods. No one knows the extent of these development decisions better than the residents who live in the neighbourhood 24/7. Don't make decisions based on "we'll hurt a few to benefit the whole". Or it is "easier" just to build in the patillo area. Be mindful of your residents health and safety. Please.

We urge you to include the 401 solution in the Official Plan as the way forward. Honestly, depending on the direction my council takes regarding future development in my area, will determine whether my wife and I want to continue living in this neighbourhood.

Enough already.
Time to freeze building future factory, industry and logistic companies in the patillo area.
Development near the 401 makes greater sense.

Think family friendly Ideas!

Thank you for your time and consideration,

Fabio and Anne Marie Volante-Nantais.
[REDACTED]

och

From:
Sent:
To:
Cc:
Subject:

John Spirou [REDACTED]
November 16, 2020 9:35 AM
Kim Darroch
Steven Wilder
401 solution

Good morning,

My name is John Spirou and I reside at [REDACTED] in Lakeshore, ON.

I am emailing this morning about the Official Plan and wanted to voice opposition to building more factories and industrial sites along the Patillo Road corridor. I live very close to this area and commute down the full length of Patillo road each morning as I drive to Essex.

I wanted to express significant concern over any idea that increases the number of industrial sites along this corridor. Residents in this area, such as my family, have had to endure the cacophony of truck noise, exhaust, fumes and a myriad of other health deteriorating adverse effects of placing industrial developments in what is currently a residential area with many young families.

Our friends and neighbors in our area already must contend with a fungus issue that was caused by Hiram Walker with deleterious health effects and any further exacerbations including increased industrial development will not be in the public interest.

Another real life example of poor master planning is "Zalev scarp yard" in Windsor. This is an industrial development that was placed in the middle of a city and now results in one of the most significant toxic environmental risks and observational eyesores in this region. The same outcome will occur on Patillo road unless Lakeshore councillors stand up on our residents' behalf. Residential developers will continue to build in

on of industrial development and a dangerous outcome will
at.

In short, I believe I speak for many residents in my area that oppose further industrial development along Patillo Road. There are other less intrusive options that would enhance safety of residents in this part of Lakeshore. I would be happy to address any questions and looking forward to having Council approve a solution that will NOT increase industrial development along the Patillo Road corridor.

Thank you,

John Spirou

--
John Spirou
[REDACTED]

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5-YEAR
OFFICIAL PLAN REVIEW



Town of Lakeshore 5-Year Official Plan Review PUBLIC OPEN HOUSE

WSP

Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

Based on what I've reviewed or discussed, I do not believe the Official Plan has addressed my specific

issues nor the issues of the many 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 seriously consider the "401 Solution" as a viable option.

Is there anything missing or do you have additional comments?

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 become 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.

Please provide your contact information:

Name: Dean Favero

Address: [REDACTED]

Postal Code: [REDACTED]

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
419 Notre Dame Street
Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
Phone: 519-728-1975 x245

The Town of Lakeshore is obtaining information for this project to assist in undertaking the 5-Year Official Plan Review. Comments and information received will be used in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*.

Please return your comments by November 9, 2020



5-YEAR
OFFICIAL PLAN REVIEW



Town of Lakeshore 5-Year Official Plan Review PUBLIC OPEN HOUSE

WSP

Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

No, this official plan has not addressed my concerns. 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. The industry would be more suited closer to the 401. Ever since Little Base Line was paved from gravel the traffic has been overwhelming. The stop signs at Little Base Line, East Pike Creek and Elmstead may as well not be there. Little Base Line has become a race track between 11pm and 2am. Waking up the neighbourhood. You need to go look at all the tire marks. Sport cars seem to congregate with their engines roaring and burning tires. No police present! The traffic is crazy when workers are ending their day on Patillo Rd not obeying the laws.

Is there anything missing or do you have additional comments?

Even with no truck signs posted 18 wheelers are still driving down East Pike Creek and Little Base Line from Patillo Rd and whiskey warehouses.

The homes in this neighbourhood have generated a lot of revenue with the build why ruin it with more industry. Rethink where best industry would flourish! Not in a residential neighbourhood.

Official plan should read no more industry west of Patillo Rd. Better traffic flow off Patillo Road not down Little Base Line.

Please provide your contact information:

Name: Brenda Petro

Address: [REDACTED]

Postal Code: [REDACTED]

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
419 Notre Dame Street
Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
Phone: 519-728-1975 x245

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5-YEAR
OFFICIAL PLAN REVIEW



Town of Lakeshore 5-Year Official Plan Review PUBLIC OPEN HOUSE

Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

Is there anything missing or do you have additional comments?

I would like no more industrial development at Patillo Road and for the council to consider an alternative location away from residential area such as the 401 corridor.

Please provide your contact information:

Name: Sylvia Langton

Address: [REDACTED]

Postal Code: [REDACTED]

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
419 Notre Dame Street
Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
Phone: 519-728-1975 x245

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Please return your comments by November 9, 2020



**Town of Lakeshore
5-Year Official Plan Review
PUBLIC OPEN HOUSE**

Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

*No!!
Padilla road has brought industrial
properties now we should be expanding
it for residential development.*

Is there anything missing or do you have additional comments?

*The 401 area is a logical place for
industrial development.*

Please provide your contact information:

Name: *MICHAEL BERTHOUME*
Address: [REDACTED]
Postal Code: [REDACTED]

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
419 Notre Dame Street
Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
Phone: 519-728-1975 x245

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Please return your comments by November 9, 2020

Kim Darroch

From:
Sent:
To:
Subject:

Sean McConnell
November 14, 2020 3:07 PM
Steven Wilder; Kim Darroch
RE: So 'No' to More Industrial Land Near Patillo Road- Comments Needed by
November 16

1. I agreed with Steven – 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 that Steven mentions.
3. Also, I am tired of getting calls from people that are trying to find my house in Belle River when I don't live in Belle River. Its ridiculous. GPS systems keep sending people to Marentette Lane in Belle River – my house in on Marentette Drive in NOT-Belle River, but my mailing address is Belle River. Its time for Lakeshore, Ontario to act like Lakeshore and not the town of Belle River pretending to represent Lakeshore.

Sean McConnell

From: Steven Wilder <swilder@lakeshore.ca>
Sent: Saturday, November 14, 2020 10:56 AM
To: Steven Wilder <swilder@lakeshore.ca>
Subject: So 'No' to More Industrial Land Near Patillo Road- Comments Needed by November 16

Hello:

I hope this email finds you well.

I am emailing you today because we previously communicated about the goal of locating industrial lands on the 401 and not building more factories off of Patillo Road.

I won't rehash everything that was discussed previously, but I think it is important to let you know that the Official Plan is up for approval on Tuesday November 17. The Official Plan lays out where all development will occur for decades to come, including industrial land.

According to what I have seen, only 3 residents have actually submitted comments in opposition to locating more industrial lands off of Patillo Road, yet there are over 150 people on this email and many more of our friends, family and neighbours whose email addresses I do not have.

I am 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.

If you still believe that the '401 Solution' makes more sense than continuing to cram factories, industry and logistic companies around Patillo Road, then I hope you will take a few minutes to send your comments in. All you need to do is click on this link and fill out the form:

<https://www.lakeshore.ca/en/business-and-development/resources/Documents/OfficialPlanReview/OP-Comment-Form.pdf>

The website indicates that you must fill out the form and return by mail or email. I realize that this may be difficult for some people. As such, if you do have comments, but cannot fill out the form, then I ask that you email your comments to me directly, as well as our Manager of Development Services at: kdarroch@lakeshore.ca

I appreciate you taking the time to read this email and I hope you will take the time to submit your comments, but please be sure to do so by November 16.

If you wish to discuss this issue further or have any questions, please reply to this email.

Cheers,

* Follow me on Facebook for ongoing updates and information regarding Ward 1 in Lakeshore: <https://www.facebook.com/stevenwilderpolitician/> *

Steven Wilder
Councillor - Ward 1

Town of Lakeshore
swilder@lakeshore.ca



Remember to Like, Follow, and Share us on  and .

NOTICE: Due to COVID-19, Our Town hall is open to the public with limited services. In-person payments for municipal bills including tax, water, permits and applications will now be permitted with a limit of 1 person at the counter at a time. The Building, By-law and Engineering departments continue to operate at another location and are not available for counter inquiries. For further information about the pandemic, its impact on Town services and to receive emails on updates, subscribe to our webpage or check out our Facebook and Twitter accounts for up to date

Kim Darroch

From: pete golinsky [REDACTED]
Sent: November 14, 2020 3:08 PM
To: Kim Darroch
Subject: Industrial Lands

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. It's common sense.



Pete Golinsky



LinkedIn

Town of Lakeshore 5-Year Official Plan Review PUBLIC OPEN HOUSE Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

I emphatically say "**NO**" to More Industrial Land Near Patillo Road.

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.

Is there anything missing or do you have additional comments?

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?

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.

Please consider the future as well as the present.

Please provide your contact information:

Name: Peter Roberts

Address: [REDACTED]
[REDACTED]

Postal Code: [REDACTED]

Please complete the questionnaire and send to: Kim Darroch, MCIP, RPP Manager of Development Services Town of Lakeshore 419 Notre Dame Street Belle River, ON NOR 1A0

Kim Darroch

From:
Sent:
To:
Subject:

Jason Smith [REDACTED]
November 15, 2020 12:25 PM
Kim Darroch
Move industrial development above 401

Town of Lakeshore 5- Year Official Plan Review PUBLIC OPEN HOUSE Comment Form

Please return your comments by November 9, 2020 Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately?

No, our community is being very poorly planned. You are cramming more and more homes into the same area and established and new residences. Now you are also proposing greater and greater industrial development in the same effective area. As it is we are getting some very bad chemical smells in this area on certain wind conditions. In our neighbourhood Hiram walkers smells are bad enough already but thanks to failures of planning *Industrial Paint smells are common.*

Please do some planning, and *stop just saying yes to developers!*

Why would you think you can have your industrial and residential IN THE SAME AREA? That's not planning. You'll still get your taxes for above the 401 and you'll preserve the residential area's near the water's edge.

If not, what should the Official Plan say? Is there anything missing or do you have additional comments? Please provide your contact information:

Industrial Development should be above the 401. NOT within our community,

Please do some planning, and stop just saying yes to developers.

Name: Jason and Linda Smith

Address: [REDACTED]

Postal Code: [REDACTED]

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP Manager of Development Services Town of Lakeshore
419 Notre Dame Street Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
Phone: 519-728-1975 x245
The Town of Lakeshore is obtaining information for this project to assist in undertaking the 5-Year Official Plan Review. Comments and information received will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act.

Kim Darroch

From: Julie Lenehan [REDACTED]
Sent: November 15, 2020 2:47 PM
To: Kim Darroch
Cc: Steven Wilder
Subject: "No" to Industrial Land on Patillo Road

I am against anymore industrial development on or near Patillo Road.

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

Julie Lenehan

Sent from my iPad



5-YEAR
OFFICIAL PLAN REVIEW



Town of Lakeshore 5-Year Official Plan Review PUBLIC OPEN HOUSE

Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

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.

Is there anything missing or do you have additional comments?

Please provide your contact information:

Name: Kristen Heaton

Address:

Postal Code:

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
419 Notre Dame Street
Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
Phone: 519-728-1975 x245

Lakeshore is obtaining information for this project to assist in undertaking the 5-Year Official Plan Review. Comments and information received will be used in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*.

Please return your comments by November 9, 2020

Kim Darroch

From: [REDACTED]
Sent: November 16, 2020 9:18 AM
To: Steven Wilder; Kim Darroch
Subject: Lakeshore Official Plan - Patillo Road

To:
Councillor Steven Wilder
Kim Darroch, Manager of Development Services

We are writing to object to the proposed Official Plan as it relates to industrial lands on Patillo Road. 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.

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.

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.

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?

Thank you for the opportunity to provide our comments.

Gilda & Wayne Everett
[REDACTED]

Kim Darroch

From: Dave Smith [REDACTED]
Sent: November 14, 2020 4:16 PM
To: Kim Darroch
Subject: 401 solution should be on the official plan

My name is David Smith [REDACTED] Lakeshore I must tell you that more industry in the Patillo Road area should not be promoted in the official plan.
I thought the 401 solution was agreed previously I am in support of the 401 solution David Smith
[REDACTED]

Sent from my iPad

November 17, 2020

Town of Lakeshore
419 Notredame Street
Belle River, ON NOR 1A0

Attn: **Kim Darroch, MCIP, RPP**
Manager of Development Services

Re: **Lakeshore Official Plan Review**

Thank you for the opportunity to review the draft Official Plan update for the Town of Lakeshore that was submitted to this office. The Conservation Authority is responsible for addressing the Natural Hazard Section of the Provincial Planning Policy Statement as well as the Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, O. Reg. 152/06 under the Conservation Authorities Act.

The following are comments provided by staff on the OP review document and associated mapping obtained on-line from the Town's website. Our comments are as follows:

Page 22 – Section 3.3.1 Urban Areas – 1st paragraph, last sentence – with the constraints on access (ingress / egress) into and out of Lighthouse Cove, it seems premature to forecast moderate growth for this secondary settlement area. There should be a statement noting that a secondary plan is underway for this community to determine any future growth in this community. As noted in Section 5.4.1 Natural Hazards (pg 112) d), second paragraph – outlines the restrictions for this community.

The LTVCA does not believe that the inclusion of Lighthouse Cove for the infilling and moderate growth is appropriate. There are too many restrictions that should preclude development of any sort in this community. Should also be a statement of no intensification of use or conversion of single family dwellings and/or other structures to multiple residential units due to the flooding hazards associated with this community and lack of adequate access under flood conditions

Page 27 – Section 3.3.3 Hamlet Area, a) – the wording '...may continue to experience limited growth through infilling...and development of vacant lands' again in reference to Lighthouse Cove is premature. It is the Authority's opinion that Lighthouse Cove be placed in a deferred development category until the secondary plan is finalized and solutions to the flood issue and single access into the community is dealt with.

Page 55 – Table 4.1 – Population Forecast by Growth Area – the concern for Lighthouse Cove is that currently there is no safe way into and out of this community under a Regional Flood event given the single access point into this community. Until the secondary plan has provided solutions to access to this community under flood conditions, the CA feels that it is premature to assume a population growth in this community, let alone a forecasted growth of 1,000 additional individuals.

Page 55 – 4.3.1.1 Supply of Lands for Housing d) – last sentence of this paragraph – it should be noted that in areas subject to flooding under Regional Events, such as Lighthouse Cove, that housing / accommodation for individuals with special needs, seniors, etc. should not be a consideration in these areas. Intensification of densities within existing residences should also not be permitted in an area where flooding could isolate the members of this community (discourage intensification in a known hazardous area).

Page 55 – 4.3.1.2 Residential Intensification a) – intensification should be discouraged in areas subject to flooding such as Lighthouse Cove (hazardous lands) due to limited access during a flood event.

Page 62 – Section 4.3.1.4 Special Needs Housing – k) need to add additional wording to the end of this sentence: ‘The Town will ensure, through the review of Special Needs Housing proposals, in consultation with Conservation Authorities, that it be demonstrated that the lands will have safe and dry access at all times, **and located outside of the hazard.**’ Or change the wording to be consistent with Section 4.3.1.5.1 Second Dwelling Units f) ‘The Town will ensure, through the review of Special Needs Housing proposals, in consultation with Conservation Authorities, that *development*...will not be permitted on an existing lot within natural hazard lands, including flood prone areas.’

page 66 – Section 4.3.2 Campgrounds and Tent/Trailer Parks a) iii) – should also include erosion prone areas to this bullet ‘appropriate emergency access is available, particularly in erosion and flood prone areas;’

Page 83 – Section 5.1.1 Source Protection – comments received from Jenna Allain, M.Sc., Source Protection Coordinator, Thames-Sydenham and Region Drinking Water Source Protection:

Overall, the source protection section of the updated OP is well written and reflects the information and policies contained in the local Assessment Reports and the Source Protection Plans. The only change I recommend is updating Schedule B1-1 to remove the reference to the "LTVCA Intake Protection Zone" in the map legend. The area on the map identified as LTVCA IPZ-3 is actually part of the Stoney Point IPZ and should be labeled as such. I would recommend contacting ERCA for any support needed in updating the IPZ references in this schedule, as they are the lead authority for the delineation of the Stoney Point Intake Protection Zone. This area should also be included in the policies outlined in section 5.1.1.1 a) i) and c) which do not reference the LTVCA IPZ-3. Changing the references in Schedule B1-1 from LTVCA IPZ to Stoney Point IPZ will remedy that.

Page 88-89 Section 5.1.2 Watercourses – f) suggested wording addition to this bullet highlighted in yellow; ‘The Town, in consultation with the relevant Conservation Authority and the MNRF will establish an appropriate setback from the top of bank, **and outside of any associated floodway**, for all new development and expansions in order to prevent **hardship from flooding**, erosion, improve water quality, enhance wildlife corridors and protect fish habitat.

Page 91 – Table 5.1 Natural Environment Types – for the 3rd item, lands adjacent to significant wetlands and coastal wetlands, as CA’s require permits within the 120 m adjacent lands, should CA’s also be listed under agencies determining significance?

Page 97 – Section 5.2.1 Natural Heritage Features f) should MNRF OWES manual be also referenced in this section?

Page 102 – Section 5.2.3 Natural Conservation Designation Policies c) – need to change MOECC to MECP throughout this section.

Page 103 – Section 5.2.4 Natural Environment Overlay Policies a) – should PSW's also be listed in the second paragraph of this section?

Page 104 – Section 5.2.6 Environmental Impact Assessments, 2nd paragraph – as above, MOECC should be MECP. **Check throughout the OP.**

Page 113 – Section 5.4.1.2 Inland Floodprone Area – this section notes that there needs to be a CA permit for a severance. This section needs to be reworded. All the activities noted, excluding a severance, do require a permit from CA's. However, CA's do not require a permit prior to a lot being severed. CA's do consider a Severance as 'development' and review any severances submitted as it would relate to hazards, however the definition for development is not the same under the CA Act as it is under the PPS.

Page 115 – Section 5.4.1.2 Inland Floodprone Area, e) v) – should include special needs housing to this section to prohibit vulnerable populations from locating within defined hazard lands such as flood prone areas. Refer to i), ii) wording.

Page 116 – Section 5.4.1.3 Lake St. Clair Shoreline Floodprone Area, first paragraph, last sentence – repeat the wording for ERCA for the LTVCA; 'The land uses permitted within the Lake St. Clair Shoreline Flood prone Area are determined by the underlying land use designations identified on Schedule "C" and are based on the regulatory flood standard for shorelines, being the one in one-hundred year (1:100) flood standard plus an allowance for wave uprush, or maximum observed flood condition, and/or other water related hazards, for both the Essex Region and Lower Thames Valley Conservation Authorities.'

Given this interpretation, there needs to be a slight modification to page 115 section b) to acknowledge the ice jams here that determine the regulatory flood. Just copy "in recognition of ice jams in proximity to Lighthouse Cove." that was removed from page 116 and move it to b) on page 115.

Page 117 – Section 5.4.1.3 Lake St. Clair Shoreline Floodprone Area c) ii) speaks of a floodway, which doesn't exist as this section is talking about lake flooding. This point can be removed.

Page 118 – Section 5.4.1.3 Lake St. Clair Shoreline Floodprone Area, d) v) – as noted above, should include special needs housing to this section to prohibit vulnerable populations from locating within defined hazard lands such as flood prone areas. Refer to i), ii) wording from page 115.

Page 118 – Section 5.4.1.3 Lake St. Clair Shoreline Floodprone Area, g) & i) – replacement may not be possible if the structure was destroyed by the hazard, unless the replacement can locate completely outside of the wave uprush / floodway hazard.

Page 139 – Section 6.4.2 Land Use Policies, e) – should include special needs housing to this section to prohibit vulnerable populations from locating within defined hazard lands such as flood prone areas.

Page 218-219 – Section 8.3.4 Draft Plan Approval (Subdivisions and Condominium) – should have a bullet directing new development away from risks associated with hazard land constraints in this section, in consultation with the appropriate Conservation Authority. Section k) mentions CA's, but does not have hazard wording.

Page 225-226 - Section 8.3.8 Non-Conforming Uses, b) – need to add another bullet to this section re: that natural hazards can be appropriately avoided and/or mitigated.

Page 273 – Section 9.7 Lighthouse Cove Special Planning Area – there should be a policy around no institutional uses in Lighthouse Cove, including old age homes, special needs housing, etc. Even if a Special Policy Area is created, and the access and egress issues are somewhat addressed, these types of developments should not be located in this area due to the flood hazard issues.

Schedules:

Schedule B.1.1 – Intake Protection Zone missing from the LTVCA's portion of the mapping, refer to the Thames & Sydenham Source Water Plan <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/interactive-mapping/>

Schedule B2-1 – the PSW designation is missing from the Rowsom's Tilbury West Conservation Area and the lands south of the CA. Have it identified as a Significant Terrestrial Feature, but it is in fact a PSW.

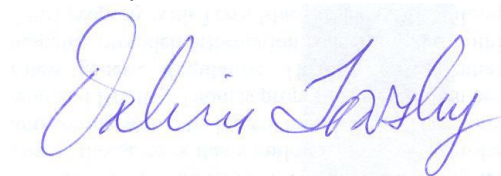
Schedule C.9 – is the farmland at the NW corner of Mariners and Harbour not zoned agricultural / shown as such?

Schedule C.10 – the parking lot for the Big O CA off of Highway 77 has been expanded south through a recent acquisition.

General comment – Any proposed policies that relate to the involvement of the appropriate Conservation Authority for development of Environmental Impact Studies to address natural heritage policy requirements should include an acknowledgement that a Service Agreement (MOU) with the appropriate Conservation Authority needs to be developed and executed prior to the Conservation Authority providing such service.

I trust this is satisfactory, but if you have any questions or require further clarification on the above, please contact the office.

Yours truly



Valerie Towsley
Resource Technician

Tammie Ryall

From: Cindy Prince <cprince@triamico.com>
Sent: December 2, 2020 1:44 PM
To: Bender, Gregory; Tammie Ryall
Cc: Gudrin Beggs; 'Jeannette Sylvestre'
Subject: Comments Pertaining to New Official Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon:

We have reviewed the new Official Plan, primarily in the context of the Wallace Woods Special Planning Area, and offer the following comments for your consideration:

1. Page 5 indicates that there are a number of Schedules of interest regarding Wallace Woods. They include B2-1, Natural Heritage Features, B2-2, Natural Heritage system, B3, Natural Resources and Human-Made Hazards, B4 Natural Hazards and Flood Prone Areas, C5 Land Use (Wallace Woods), D2 Road Classification (Maidstone and Belle River Urban Areas) and D3, Active Transportation Network and Appendix "1" Hazard Forest Types. We have no comments regarding these Schedules with the exception of C5. I note that you are designating the woodlots and the Wetlands and putting the majority of the balance of the area into Urban Reserve. The idea was always that we would agree to the natural environment type designation provided it was accompanied by a development designation. That is not happening here. I think we need to show some development opportunity either on the map schedule or in a very clear policy direction that provides for that;
2. Page 20 provides guidance pertaining to Local Comprehensive Review (LCR's) required in order to alter Settlement Area boundaries. Please confirm that such a report will not be required to take lands from the Urban Reserve to a Primary Urban Area. More specifically, please clarify that LCR's will not be required to bring additional Wallace Woods land into a development designation from Urban Reserve. If in Wallace Woods we develop 100 acres we want the next phase of Wallace Woods to get an additional 100 acres of development designation without doing an LCR or an amendment to anything other than the Zoning By-law;
3. Page 32 provides direction regarding the Wallace Woods New Primary Node in Section 3.3.6.2. That section appears to be fine as written but please confirm that the wording does not preclude some low density residential development, that is, traditional neighbourhood type residential development;
4. Page 38 provides direction regarding Urban Reserve Area in Section 3.3.12. At the end of the second paragraph reference is made to Special Planning Area policies as identified in Section 3.4. There does not seem to be a Section 3.4 in the document. The same reference to Special Planning Area policies and Section 3.4 is repeated on page 39. There is no Section 3.4. Should that perhaps read Section 9 page 262?
5. Page 69 in Section 4.3.4.1 addresses Parks and Open Space and Page 73 Section 4.3.4.2 addresses Linked Open Spaces and Natural Heritage Systems. The policies address maximizing the opportunity for park land dedication under the Planning Act and the support for the creation of linked parks and open spaces and natural heritage systems where possible. As you know, doing this is a big part of what the Wallace Woods design concept is about. I was hoping to see some direction that providing these desired linkages would be acknowledged/considered when determining the cash in lieu of parkland dedication requirements. In the case of Wallace Woods, its 300 or so acres of wooded areas are being "preserved" and linked, there should be some benefit when it comes to park land dedication requirements. I had hoped that the Official Plan would at least provide for the opportunity to have negotiations to occur in this regard;
6. Page 172, Section 6.15 regarding Urban Reserve, I think, would benefit from including a policy regarding how lands get changed from Urban Reserve to a development type designation. It does make reference to Section 3.3.12 but Section 3.3.12 indicates that a Secondary Plan is required. Once a Secondary Plan is prepared, like for Wallace Woods, then what? Later in the Plan it is stipulated that the Secondary Plan is incorporated into the Official Plan by way of an amendment. I believe the Official Plan would be strengthened if the process for

implementing Secondary Plans was more clearly articulated particularly in the Urban Reserve section of the Official Plan even if it is only reference to Section 8.3.1.1 Secondary Plan;

7. Page 210 Section 8.2.1 includes policies for Amendments to the Official Plan. It would be helpful here if something was included about the Secondary Plan process and how it is to be implemented or at least a reference to Section 8.3.1.1 Secondary Plan;
8. Page 212 Section 8.3.1.1 Secondary Plan Preparation references Special Planning Areas and they are outlined on Schedule A. A reference to Section 9, Special Planning Areas and Secondary Plan would be helpful here. Subsection f) again makes reference to Section 3.4 of which there is not one in the Plan. If it is intended that this is a section that gets created through Official Plan amendment to implement Secondary Plans, I think it would be better to have the section there and indicate as much. Several references to a Section that does not exist is frustrating for the reader;
9. Page 215 includes direction pertaining to Outline Plans in Section 8.3.2. Other than the grammatical error of the first sentence, it seems that the section would benefit from being more fulsome. It addresses only site plans. What about plans of subdivisions, servicing, etc.? Is an Plan of Subdivision in place of an Outline Plan? If you have a Site Plan, why do you need an Outline Plan. This section is still somewhat confusing and if the only purpose of an Outline Plan is to introduce another layer of document preparation why have it;
10. Page 262 Section 9 addresses Special Planning Areas and Secondary Plans. In section d) it references the need to prepare a Planning Rationale Report. There was a change in the Wallace Woods draft Secondary Plan to more clearly articulate that the Planning Rationale is to be contained within the Secondary Plan. I believe the first sentence of d) in the Official Plan should read: "Planning rationale will be included in the Secondary Plan to address the requirements of Section 8.3.1. In addition, the reationale will address land use compatibility issues between the existing and proposed land uses and appropriate land use transitions within the Planning Area".
11. Page 269, Section 9.5 Wallace Woods Special Planning Area, subsection f) is confusing. Would you consider the following:
 - a. f) The Secondary Plan will establish an appropriate residential phasing plan and policies to ensure the orderly, efficient and timely progression of residential development, in accordance with the anticipated growth projections as identified in Table 3.1. The phasing policies will not preclude the orderly development of employment and mixed use buildings, which may include residential uses above grade, commercial, retail, office and employment uses. The Secondary Plan will provide that subsequent to an initial phase of development, of approximately 100 hectares of land for residential development, additional lands will only be designated for residential and related urban land uses in accordance with Section 6.0, when a minimum of 75% of the lands within the preceding development phase within the Wallace Woods Special Planning Area have been registered for development in approved plans of subdivision. Wallace Woods will receive servicing priority as a Primary Node.
12. Page 269, Section 9.5 g), h) should both read that the Secondary Plan will include direction on transportation and urban design but not that a new separate study is to be completed.

Happy to discuss. I look forward to hearing from you. Thanks,
Cindy



Cindy Prince
AMICO AFFILIATES
VICE PRESIDENT
O:519-737-1577
C:519-796-6400



Tammie Ryall

From: josette@jseltd.ca
Sent: December 3, 2020 5:18 PM
To: Brianna Coughlin; Tammie Ryall
Cc: 'Jeannette Sylvestre'; Jeff@jseltd.ca
Subject: Lakeshore Draft OP

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Brianna & Tammie

As requested during our participation at the public meeting for the Draft Official Plan, we are providing our written comments below.

1. Thank you for the opportunity to voice our concern regarding the **designation of Municipal Drains as Restoration Opportunity Overlay** in the Natural Environment Section of the Draft Official Plan (Section 5.2).

Our concern is that designating Municipal Drains as a Restoration Opportunity Overlay will reduce and/or compromise the service functions of the Municipal Drainage System. Municipal Drains are regulated under the Drainage Act, including the process and compensation for establishing buffering. The vegetation options within the working corridors do not generally support tree plantings.

The majority of the municipal drains have been established largely on private land and are essential to drain agricultural lands in this flat topography. The crop yields are intrinsically dependent on the successful drainage of the agricultural lands. **It is our request that this Restoration Opportunity Overlay designation not be applied to the municipal drainage system.**

2. We are taking this opportunity to put forward an immediate opportunity for the Town to support its current growth trend while the wastewater capacity is being expanded in accordance with the Water and Wastewater Master Plan Study. The property along the east side of West Belle River Road between Rogers Road and the 401 is **Waterfront Residential Designation**. We are requesting that this same designation be applied along both sides of the road to allow for optimizing both existing and planned municipal infrastructure. This would also increase the number of properties sharing the cost when the planned services are extended.

This approach is consistent with the existing land uses on the parallel section of Belle River Road. The existing residential lots have been developed on individual on-site sewage services in the interim, with sanitary servicing identified in the Water and Wastewater Master Plan as part of the Belle River Servicing Area. An aerial image and some relevant plan excerpts are attached for ease of reference.

Thank you for your time in reviewing and considering our requests.

Regards,

Josette Eugeni

For James & Jeannette Sylvestre

Aerial Image:



Excerpt: OP Schedule C1 (orange = Waterfront Residential Designation)



Excerpt: Figure 17 Recommended Sewage Servicing Options – Lakeshore Water & Wastewater MP



The Corporation of the Town of Lakeshore

Minutes of the Regular Council Meeting

Tuesday, December 8, 2020, 5:00 PM

Electronically hosted from Council Chambers, 419 Notre Dame Street, Belle River



Members Present: Mayor Tom Bain, Deputy Mayor Tracey Bailey, Councillor Steven Wilder, Councillor Len Janisse, Councillor Kelsey Santarossa, Councillor John Kerr, Councillor Kirk Walstedt, Councillor Linda McKinlay

Staff Present: Chief Administrative Officer, Truper McBride, Director of Community & Development Services, Tammie Ryall, Director of Engineering & Infrastructure Services, Krystal Kalbol, Director of Finance, Rosanna Pellerito, Director of Legislative & Legal Services, Kristen Newman, Manager of Accounting, Wendy Poole, Manager of Communications & Strategic Initiatives, Rita Chappell, Manager of Engineering Services, Tony DiCiocco, Manager of Information Technology, Pat Girard, Manager of Legislative Services, Brianna Coughlin, Manager of Operations, Jeff Wilson, Manager of Water/Wastewater Services, Albert Dionne, Economic Development Officer, Ryan Donally, Engineering & Infrastructure Services Advisor, Nelson Cavacas

1. Call to Order

Mayor Bain called the meeting to order at 5:14 PM in Council Chambers. All other members of Council participated in the meeting through video conferencing technology from remote locations.

2. Moment of Reflection

3. Disclosures of Pecuniary Interest

4. Recognitions

5. Public Meetings under the *Planning Act*

6. Public Presentations

a. **Leonardo Gil, City of Windsor - Community Safety and Well-Being Plan Engagement Session**

Leonardo Gil from the City of Windsor, and Mary Birch from the County of Essex, provided a PowerPoint presentation regarding the Community Safety and Well-being Plan process for the region.

7. Delegations

a. **2021 Budget – Belle River on the Lake Business Improvement Area**

Moe Mailloux, Chair of the Belle River on the Lake Business Improvement Area Board of Directors, and Janel Gagnier, BIA & Special Events Coordinator, were present to answer questions relating to the 2021 Budget.

418-12-2020

Moved By Councillor Kerr

Seconded By Councillor Santarossa

Approve the Budget as approved by the Belle River on the Lake Business Improvement Area Board for the year ending December 31, 2021; and,

Approve the transfer of the year end surplus to the BIS reserve, as presented in the report presented at the December 8, 2020 Council meeting.

Carried Unanimously

419-12-2020

Moved By Councillor Walstedt

Seconded By Councillor McKinlay

Approve the agenda addendum.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Wilder

Carried

7. Delegations

c. Cynthia Swift, KPMG - 2019 Year End Reporting

Cynthia Swift of KPMG provided a PowerPoint presentation regarding the 2019 audit for the Town of Lakeshore.

11. Reports for Direction

c. 2019 Year End Reporting: Audited Financial Statements, Development Charges Statement, and Building Services Annual Statement

420-12-2020

Moved By Councillor Walstedt

Seconded By Councillor Wilder

Receive the audited 2019 Consolidated Financial Statements for the year (Attachment "A") ended December 31, 2019, as presented;

Receive the Development Charge Reserve Funds Statement for the year ended December 31, 2019 for information; and,

Receive the Statement of Revenue and Expenses and Accumulated Net Revenue (Expense) for Building Services for the year ended December 31, 2019.

Carried Unanimously

7. Delegations

b. Key Principles for Draft Code of Conduct & Update

Bruce Elman, Integrity Commissioner for the Town of Lakeshore, provided a PowerPoint presentation regarding the key principles of the draft Code of Conduct for Council members.

421-12-2020

Moved By Councillor Kerr

Seconded By Councillor McKinlay

Receive the Interim Update from the Integrity Commissioner; and,

Direct the Integrity Commissioner and Director of Legislative & Legal Services to present the draft Code of Conduct in February 2021 incorporating the principles described in the report and presentation by the Town's Integrity Commissioner presented at the December 8, 2020 Council meeting.

Carried Unanimously

8. Completion of Unfinished Business

9. Consent Agenda

- a. November 10, 2020 Regular Council Meeting Minutes
- b. November 17, 2020 Special Council Meeting Minutes
- c. November 23, 2020 Regular Council Meeting Minutes
- d. Belle River on the Lake BIA Board Meeting Minutes of October 26, 2020
- e. Lower Thames Valley Conservation Authority - Schedule 6, Bill 229 Protect, Support and Recover from COVID-19 Act
- f. Township of ESSA - Schedule 6, Bill 229 Protect, Support and Recover from COVID-19 Act
- g. Town of Shelburne - Schedule 6, Bill 229 Protect, Support and Recover from COVID-19 Act
- h. Municipality of Grey Highlands - Schedule 6, Bill 229 Protect, Support and Recover from COVID-19 Act
- i. City of Quinte West - Schedule 6, Bill 229 Protect, Support and Recover from COVID-19 Act
- j. Howick Township - Interest Rates on Tile Drain Loans
- k. Township of Huron-Kinloss - Amendment to Bill 124
- l. Township of Huron-Kinloss - Unauthorized Car Rallies
- m. Region of Peel - Property Tax Exemptions for Veteran Clubs

422-12-2020

Moved By Deputy Mayor Bailey

Seconded By Councillor Walstedt

Approve minutes of the previous meetings and receive correspondence as listed on the Consent Agenda.

Carried Unanimously

423-12-2020

Moved By Councillor McKinlay

Seconded By Councillor Kerr

Direct Administration to send a letter to the Province of Ontario requesting that:

1. the Province of Ontario repeal Schedule 6 of the Budget Measures Act (Bill 229);
2. the Province continue to work with conservation authorities to find workable, solutions to reduce red tape and create conditions for growth;
3. the Province respect the current conservation authority/municipal relationships; and
4. that the Province embrace their long-standing partnership with the conservation authorities and provide them with the tools and financial resources they need to effectively implement their watershed management role.

And further, the Town of Lakeshore supports the Township of Essa, the Town of Shelburne, the Municipality of Grey Highlands and the City of Quinte West regarding the resolutions relating to Schedule 6 of Bill 229.

Carried Unanimously

424-12-2020

Moved By Councillor Wilder

Seconded By Councillor Walstedt

Support the resolution of Howick Township regarding Interest Rates on Tile Drain Loans.

Carried Unanimously

10. Reports for Information

a. 2020 Major Accomplishments

425-12-2020

Moved By Councillor Kerr

Seconded By Councillor Walstedt

Receive the Report for Information.

Carried Unanimously

b. 2020 Q3 Variance Report

426-12-2020

Moved By Councillor Kerr

Seconded By Councillor McKinlay

Receive the Report for Information.

Carried Unanimously

c. Drainage Board Minutes October 26, 2020

d. Drainage Board Meeting draft Minutes for November 2, 2020

427-12-2020

Moved By Councillor Wilder

Seconded By Councillor Walstedt

Receive the Reports for Information relating to the Drainage Board minutes.

Carried Unanimously

11. Reports for Direction

a. 2021 Budget Adoption

428-12-2020

Moved By Councillor Walstedt

Seconded By Councillor Kerr

Adopt By-law 103-2020 establishing the 2021 Municipal Tax Levy, as presented at the December 8, 2020 Council meeting.

In Favour (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Councillor Wilder, and Councillor Janisse

Carried

b. 2021 User Fees

429-12-2020

Moved By Councillor Kerr

Seconded By Councillor McKinlay

Approve the changes to the User Fee schedule as outlined in report presented at the December 8, 2020 Council meeting; and,

Adopt By-law 97-2020 to prescribe User Fees for 2021.

In Favour (5): Mayor Bain, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (3): Deputy Mayor Bailey, Councillor Wilder, and Councillor Janisse

Carried

10. Reports for Information

e. Denis St. Pierre Water Pollution Control Plant, Sanitary Sewage Capacity

430-12-2020

Moved By Councillor Walstedt

Seconded By Councillor Santarossa

Receive the report for information.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Wilder

Carried

Mayor Bain called a recess at 7:47 PM and reconvened the meeting at 7:58 PM.

11. Reports for Direction

d. Adoption of Development Charges By-law 89-2020

431-12-2020

Moved By Councillor Santarossa

Seconded By Councillor Janisse

Approve the 2019 Development Charges Background Study; and,

Adopt By-law 89-2020 as the Town's new Development Charges by-law effective January 1, 2021.

In Favour (6): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, and Councillor McKinlay

Opposed (2): Councillor Wilder, and Councillor Walstedt

Carried

e. Water and Wastewater Buy-in Fees

432-12-2020

Moved By Councillor Janisse

Seconded By Councillor Santarossa

Adopt by-law 98-2020 to impose water and wastewater charges to recover the capital cost of installing water and wastewater services necessary to service new users to the systems, as described in the report of the Director of Finance presented at the December 8, 2020 Council meeting.

In Favour (5): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, and Councillor Kerr

Opposed (3): Councillor Wilder, Councillor Walstedt, and Councillor McKinlay

Carried

f. Community Safety Zone, Oakwood Avenue

433-12-2020

Moved By Councillor Santarossa

Seconded By Councillor Janisse

Adopt By-law 104-2020, an amendment to By-Law 67-2000, being a By-law to designate Community Safety Zones within the boundaries of the Town of Lakeshore, to designate Oakwood Avenue from Renaud Line to Rourke Line as a community safety zone.

Carried Unanimously

g. Belle River Marina Restaurant - Adjustment to Monthly Rent

434-12-2020

Moved By Deputy Mayor Bailey

Seconded By Councillor McKinlay

Approve the corrected and reduced 2020 monthly rent for the Belle River Marina Restaurant space of \$1,711.95 plus HST, as presented at the December 8, 2020 Council meeting.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Janisse

Carried

h. Transit Options

435-12-2020

Moved By Councillor Walstedt

Seconded By Councillor Santarossa

Direct Administration to include a review of local and inter-municipal transit options to support economic development and sustainable community development as part of the 2021 work plan; and,

Authorize the Treasurer to transfer \$60,000 from the Plans and Studies Reserve to support a transit service options study and return to Council by the end of Q3 2021.

In Favour (5): Mayor Bain, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (3): Deputy Mayor Bailey, Councillor Wilder, and Councillor Janisse

Carried

12. Announcements by Mayor

13. Reports from County Council Representatives

Deputy Mayor Bailey confirmed the passing of the County of Essex Budget for 2021.

14. Report from Closed Session

15. Notices of Motion

a. Notice of Motion submitted by Councillor Walstedt - Greenhouse Light and Odour Pollution By-law

436-12-2020

Moved By Councillor Walstedt

Seconded By Councillor Kerr

Defer to proposed Notice of Motion regarding greenhouse light and odour pollution to the January 12, 2021 meeting.

Carried Unanimously

b. Notice of Motion submitted by Councillor McKinlay - New Solar Lights in Comber Community Park

437-12-2020

Moved By Councillor McKinlay

Seconded By Deputy Mayor Bailey

Approve the purchase of 23 new lights to be installed on the existing light poles in the Comber Community Park, and

Approve a maximum of \$50,000 to be transferred from the Community Benefit Fund reserve to finance the cost of the project.

In Favour (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Councillor Wilder, and Councillor Janisse

Carried

16. Question Period

438-12-2020

Moved By Councillor Wilder

Seconded By Councillor Janisse

Direct Administration to bring a report outlining the review of a boat parking by-law.

Carried Unanimously

439-12-2020

Moved By Councillor Wilder

Seconded By Councillor Kerr

Direct Administration to bring a report regarding the steps taken to investigate concerns relating to water billing.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Janisse, Councillor Santarossa, Councillor Kerr, and Councillor Walstedt

Opposed (1): Councillor McKinlay

Carried

19. Closed Session

440-12-2020

Moved By Councillor Santarossa

Seconded By Councillor Walstedt

Council move into closed session in Council Chambers at 9:26 PM in accordance with:

- a. Paragraph 239(2)(b) of the *Municipal Act, 2001* to discuss personal matters about an identifiable individual, including municipal or local board employees, relating to committee appointments (vacancies).
- b. Paragraph 239(2)(e), (f) and (k) of the *Municipal Act, 2001* relating to potential litigation affecting the municipality, advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and positions, plans, procedures, criteria or instruction to be applied to negotiations carried out on behalf of the municipality, relating to infrastructure development in Lighthouse Cove.
- c. Paragraphs 239(2)(a) and (f) of the *Municipal Act, 2001* for discussions relating to the security of the property of the municipality or local board, advice that is subject to solicitor-client privilege, including communications necessary for that purpose, regarding sewage capacity in the Denis St. Pierre Water Treatment Plant servicing area.

In Favour (6): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Janisse, Councillor Kerr, and Councillor Walstedt

Opposed (2): Councillor Santarossa, and Councillor McKinlay

Carried

21. Return to Open Session

A resolution was passed in closed session to extend the meeting past the 9:30 PM deadline.

Council returned to open session at 9:58 PM.

441-12-2020**Moved By** Councillor Wilder**Seconded By** Councillor Walstedt

Waive the Town's Procedural By-law to go past 10:00 PM.

In Favour (5): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Walstedt, and Councillor McKinlay

Opposed (3): Councillor Janisse, Councillor Santarossa, and Councillor Kerr

Lost**22. Adjournment****442-12-2020****Moved By** Councillor Santarossa**Seconded By** Councillor Kerr

Council adjourn its meeting at 10:00 PM.

In Favour (6): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, and Councillor Walstedt

Opposed (2): Councillor Wilder, and Councillor McKinlay

Carried

 Tom Bain
 Mayor

 Kristen Newman
 Clerk

The Corporation of the Town of Lakeshore

Minutes of the Special Council Meeting

Tuesday, December 15, 2020, 6:00 PM

Electronically hosted from Council Chambers, 419 Notre Dame Street, Belle River



Members Present: Mayor Tom Bain, Deputy Mayor Tracey Bailey, Councillor Steven Wilder, Councillor Len Janisse, Councillor Kelsey Santarossa, Councillor John Kerr, Councillor Kirk Walstedt, Councillor Linda McKinlay

Staff Present: Chief Administrative Officer, Truper McBride, Director of Community & Development Services, Tammie Ryall, Director of Engineering & Infrastructure Services, Krystal Kalbol, Director of Finance, Rosanna Pellerito, Director of Legislative & Legal Services, Kristen Newman, Manager of Communications & Strategic Initiatives, Rita Chappell, Manager of Information Technology, Pat Girard, Manager of Legislative Services, Brianna Coughlin, Planner I, Ian Search, Planner III, Aaron Hair, Economic Development Officer, Ryan Donally

1. Call to Order

Mayor Bain called the meeting to order at 6:04 PM in Council Chambers. All other members of Council participated in the meeting through video conferencing technology from remote locations.

2. Moment of Reflection

3. Disclosures of Pecuniary Interest

4. Recognitions

5. Public Meetings under the Planning Act

a. ZBA-18-2020 – Kumar & Jain Secondary Dwelling Unit

Mayor Bain called the public meeting to order at 6:05 PM.

The Planner I provided a PowerPoint presentation as overview of the application and advised that two items of correspondence had been received and sent to Council prior to the meeting.

The applicants, Hemant Kumar and Shilpa Jain, were present electronically and spoke in favour of the recommendation.

Robert Wallace, resident, was present electronically and spoke in opposition of the recommendation.

Matthew Pellitteri, resident, was present electronically and spoke in opposition of the recommendation.

The public meeting concluded at 7:00 PM.

443-12-2020

Moved By Councillor Wilder

Seconded By Councillor Janisse

Defer consideration of ZBA-18-2020 until after the adoption of the Town of Lakeshore Official Plan by the County of Essex.

In Favor (5): Deputy Mayor Bailey, Councillor Wilder, Councillor Janisse, Councillor Walstedt, and Councillor McKinlay

Opposed (3): Mayor Bain, Councillor Santarossa, and Councillor Kerr

Carried

b. Zoning By-law Amendment (ZBA-23-2020) –Addition of a New Use to Employment Lands

Mayor Bain called the public meeting to order at 7:04 PM.

The Planner III provided a PowerPoint presentation as overview of the application.

Will Good, representing the applicant Rosati Group, was present electronically and spoke in favour of the recommendation.

The public meeting concluded at 7:10 PM.

444-12-2020

Moved By Deputy Mayor Bailey

Seconded By Councillor McKinlay

Approve Zoning By-law Amendment Application ZBA-23-2020 (By-law 102-2020, Town of Lakeshore By-law 2-2012, as amended), to rezone the parcel, indicated as the "Subject Property", on the Key Map, Appendix 1, located at 0 Silver Creek Industrial Drive (Maidstone Con. EPC Pt Lot 5, RP 12R-14755 Parts 1, 2, 3 and 4), in the Town of Lakeshore, as follows:

- a. To add the following definition, in alphabetical order to Part 4 of the Zoning By-law: Equipment sale, service and rental establishment, means development where equipment including farm equipment, commercial and industrial vehicles and equipment are kept for sale, lease, service or rental to the public.
 - b. To rezone the subject land, indicated on the Appendix A – Key Map, from “General Employment Zone (M1)” to a site-specific “General Employment Exception (M1-8)” zone, which shall add as an additional permitted use an Equipment sale, service, and rental establishment; and,
 - c. sewage servicing will be addressed through the site plan process; and
- Direct the Clerk to present for reading the implementing By-law 102-2020, as presented at the December 15, 2020 Council Meeting.

In Favor (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Wilder

Carried

c. Zoning By-law Amendment (ZBA-9-2020) Beachside Developments Ltd

Mayor Bain called the public meeting to order at 7:20 PM.

The Planner III provided a PowerPoint presentation as overview of the application.

Peter Valente and Karl Tanner, representing the applicant, were present electronically and spoke in favour of the recommendation.

The public meeting concluded at 7:38 PM.

445-12-2020

Moved By Deputy Mayor Bailey

Seconded By Councillor Santarossa

Approve Zoning By-law Amendment Application ZBA-9-2020 (By-law 92-2020, Town of Lakeshore By-law 2-2012, as amended), to rezone the parcel, indicated as the "Subject Property", on the Key Map, Appendix 1, located at 0 Amy Croft Drive, in the Town of Lakeshore, as follows:

- a. from “Mixed Use Zone (MU)” to “Mixed Use Zone Exception 32 (MU-32)(H24)” to permit relief for multiple zoning provisions;
- b. from “Mixed Use Zone (MU)” to “Mixed Use Zone Exception 33 (MU-33)(H24)” to permit relief for multiple zoning provisions; and
- c. from “Mixed Use Zone (MU)” to “Mixed Use Zone Exception 34 (MU-34)(H24)” to permit relief for multiple zoning provisions.

Direct the Clerk to present the implementing By-law 92-2020, as presented at the December 15, 2020 Council meeting.

In Favor (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Councillor Wilder, and Councillor Janisse

Carried

6. Public Presentations

7. Delegations

8. Reports for Information

- a. **Committee of Adjustment Meeting Minutes – October 7, October 21, and November 18, 2020**

446-12-2020

Moved By Councillor Walstedt

Seconded By Councillor McKinlay

Approve the Report for Information as listed on the agenda.

Carried Unanimously

- b. **Lighthouse Cove Secondary Plan and CIP Update**

447-12-2020

Moved By Councillor Santarossa

Seconded By Councillor McKinlay

Approve the Report for Information as listed on the agenda.

Carried Unanimously

9. Reports for Direction

a. **Site Plan Control Application SPC-11-2020 - 873737 Ontario Limited (Knapp Ford)**

448-12-2020

Moved By Councillor Wilder

Seconded By Councillor Janisse

Approve Site Plan Control Application SPC-11-2020 to permit the construction of a 148.64m² (1600ft²) accessory structure located at 430 Talbot Road, subject to the following condition:

- a. that the Owner/Developer enter into a Site Plan Agreement with the Town to provide for the installation, construction, and maintenance of driveways, parking areas, lighting, landscaping, grading, drainage, and any necessary service connections, easements and other items; and,

The Clerk present By-law 101-2020 to execute the Site Plan Agreement, all as described in the report presented at the December 15, 2020 Council meeting.

Carried Unanimously

b. **Site Plan Control Application SPC-6-2020 Valente Development Corp.**

449-12-2020

Moved By Councillor Walstedt

Seconded By Councillor Santarossa

Approve Site Plan Control Application SPC-6-2020 to permit the construction of a new Medical Clinic and Pharmacy located at 18 Amy Croft Drive, in the Community of Maidstone, subject to the following conditions:

- a. that the Owner/Developer enter into a Site Plan Amending Agreement with the Town to provide for the installation, construction, and maintenance of driveways, parking areas, lighting, landscaping, grading, drainage, and any necessary service connections, easements and other items; and

The Mayor and Clerk be authorized by By-law #100-2020 to execute the Site Plan Agreement.

In Favor (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Councillor Wilder, and Councillor Janisse

Carried

c. Effects of Greenhouse Development

Mayor Bain called a recess at 7:56 PM and reconvened the meeting at 8:10 PM.

450-12-2020

Moved By Councillor Walstedt

Seconded By Councillor McKinlay

Direct Administration to prepare an interim control by-law to study the effects of greenhouse development in Lakeshore, as presented in the report of the Director of Community & Development Services presented at the December 15, 2020 Council meeting; and

Administration advise Council should an application for greenhouse development be submitted during the interim control period.

In Favor (5): Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (3): Mayor Bain, Councillor Wilder, and Councillor Janisse

Carried

d. Town of Lakeshore Official Plan Review

451-12-2020

Moved By Councillor Kerr

Seconded By Councillor Walstedt

Remove revisions to the draft Official Plan regarding short term rentals.

In Favor (6): Deputy Mayor Bailey, Councillor Wilder, Councillor Janisse, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Mayor Bain, and Councillor Santarossa

Carried

452-12-2020

Moved By Councillor Wilder

Seconded By Councillor Janisse

Ensure that the occupied properties outlined on the map shown of West Pike Creek Road (insert addresses) be designated as residential in the Official Plan to match the Zoning By-law.

Carried Unanimously

453-12-2020

Moved By Councillor Wilder

Seconded By Councillor Janisse

Report to Council regarding designating the 205 West Pike Creek block abutting West Pike Creek residential, prior to the presentation of the revised official plan for adoption.

Carried Unanimously

454-12-2020

Moved By Councillor Walstedt

Seconded By Councillor McKinlay

Move forward to consideration of the by-laws.

Carried Unanimously

10. Consideration of By-laws

- a. **By-law 92-2020, Being a By-law to Amend By-law 2-2012, Zoning By-law for the Town of Lakeshore (ZBA-9-2020)**
- b. **By-law 99-2020, Being a By-law to amend By-law 2-2012, Zoning By-law for the Town of Lakeshore (ZBA-18-2020)**
- c. **By-law 100-2020, Being a By-law to Authorize the Execution of a Site Plan Agreement with Valente Development Corporation**
- d. **By-law 101-2020, Being a By-law to authorize the Execution of a Site Plan Agreement with 873737 Ontario Limited (430 Talbot Road – SPC-11-2020)**
- e. **By-law 102-2020, Being a By-law to amend By-law 2-2012, Zoning By-law for the Town of Lakeshore (ZBA-23-2020)**

455-12-2020**Moved By** Councillor Walstedt**Seconded By** Councillor Santarossa

By-laws 99-2020 and 101-2020 be read and passed in open session on December 15, 2020.

In Favor (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Councillor Wilder, and Councillor Janisse

Carried**456-12-2020****Moved By** Deputy Mayor Bailey**Seconded By** Councillor McKinlay

By-laws 92-2020, 100-2020 and 102-2020 be read and passed in open session on December 15, 2020.

In Favor (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Councillor Wilder, and Councillor Janisse

Carried

The Clerk confirmed that By-law 99-2020 was presented and read for Council's approval in error, as the matter was deferred by Council resolution 443-12-2020. Council reconsidered the approval.

457-12-2020**Moved By** Councillor Santarossa**Seconded By** Deputy Mayor Bailey

Reconsider approval of By-law 99-2020.

Carried Unanimously

11. Completion of Unfinished Business - Deferred from Regular Council Meeting December 8, 2020

a. Consideration of By-laws

a. By-law 89-2020, Being a By-law for the Imposition of Development Charges

- b. **By-law 93-2020, Being a By-law for T Renaud Drain Trepanier Bridge**
- c. **By-law 97-2020, Being a By-law to By-law to Establish User Fees for Certain Services Provided by The Corporation of the Town of Lakeshore**
- d. **By-law 98-2020, Being a By-law to Impose Water and Wastewater Charges to Recover the Capital Cost of Installing Water and Wastewater Services Necessary to Service New Users to the Systems**
- e. **By-law 103-2020, Being a By-law to Adopt the 2021 Budget**
- f. **By-law 104-2020, Being a By-law to Amend By-law 67-2000, being a By-law to Designate Community Safety Zones within the Boundaries of the Town of Lakeshore**
- g. **By-law 105-2020, Being a By-law to Confirm Proceedings of Council for November 10, 17, 23 and 24, 2020**

458-12-2020

Moved By Councillor Walstedt

Seconded By Councillor McKinlay

By-law 89-2020, 97-2020, 98-2020 and 103-2020 be read and passed in open session on December 15, 2020.

In Favor (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Councillor Wilder, and Councillor Janisse

Carried

459-12-2020

Moved By Councillor Walstedt

Seconded By Councillor Kerr

By-law 93-2020 be read a first and second time and provisionally adopted; and

By-laws 104-2020 and 105-2020 be read and passed in open session on December 15, 2020.

Carried Unanimously

Council considered a motion to appoint board and committee members, as directed during the closed session held December 8, 2020.

460-12-2020

Moved By Councillor Wilder

Seconded By Councillor Santarossa

That the following individuals are appointed to committees for the remainder of the 2019-2022 term:

Michael Hoffman – Committee of Adjustment;

Maurice Janisse – Drainage Board; and

Norbert Poggio – Drainage Board.

Carried Unanimously

12. Return to Item 9(e) Town of Lakeshore Official Plan Review

461-12-2020

Moved By Councillor Wilder

Seconded By Councillor Kerr

Extend the meeting past the 9:30 PM deadline.

In Favor (4): Councillor Wilder, Councillor Santarossa, Councillor Kerr, and Councillor McKinlay

Opposed (4): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, and Councillor Walstedt

Lost

13. Adjournment

462-12-2020

Moved By Councillor McKinlay

Seconded By Councillor Walstedt

Council adjourn its meeting at 9:31 PM.

In Favor (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Wilder

Carried

Tom Bain
Mayor

Kristen Newman
Clerk



December 29, 2020

RE: APPLICATION FOR A CANNABIS RETAIL STORE AUTHORIZATION
SESSIONS LAKESHORE
35 AMY CROFT DR UNIT 5
LAKESHORE, ON N9K1C7

File Number: 946733

To Whom it May Concern:

Thank you for having taken the time to share your comments about the proposed cannabis retail store identified above. We wish to advise you that the Registrar has considered your submission along with others received in response to this store's application.

As we have stated in our materials about the Public Interest Notice process, the *Cannabis Licence Act, 2018* and its Regulation allow the Registrar to consider the following matters related to public interest when making a decision as to whether or not to authorize a cannabis retail store:

1. Protecting public health and safety
2. Protecting youth and restricting their access to cannabis
3. Preventing illicit activities in relation to cannabis

After carefully considering all of the available information, the Registrar has determined that issuance of the cannabis *Retail Store Authorization* for the above noted premises is not contrary to the public interest.

All owners and operators of cannabis retail stores are subject to the provincial [Cannabis Licence Act, 2018](#) and its [Regulation](#), and the AGCO's [Registrar Standards](#).

For more information, please visit our website at www.agco.ca/cannabis.

Yours truly,

A handwritten signature in black ink, appearing to read "Nicholas Fera".

Nicholas Fera
Eligibility Officer



CHRISTINE TARLING
Director of Legislated Services & City Clerk
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519.741.2200 x 7809 Fax: 519.741.2705
christine.tarling@kitchener.ca
TTY: 519-741-2385

December 18, 2020

Monika Turner
Director of Policy
Association of Municipalities of Ontario
200 University Ave., Suite 801
Toronto, Ontario M5H 3C6

Dear Ms. Turner:

This is to advise that City Council, at a meeting held on December 14, 2020, passed the following resolution regarding cannabis retail in Ontario:

“WHEREAS the regulator for private cannabis retail in Ontario, the Alcohol and Gaming Commission of Ontario (AGCO) has the authority to license, regulate and enforce the sale of recreational cannabis in privately run stores in Ontario; and

WHEREAS on January 14, 2019 Kitchener City Council agreed to ‘opt-in’ to the Provincial direction to allow Cannabis Retail to occur in the City of Kitchener; and

WHEREAS the AGCO criteria does not take into consideration radial distance separation from other Licensed Cannabis Stores when considering applications for new Licensed Cannabis Stores; and

WHEREAS the City of Kitchener currently has two open retail locations and 12 active applications for Licensed Cannabis Stores, several within a three block radius; and

WHEREAS Council considers it a matter of public interest to include a 500 metre distance separation from other Licensed Cannabis Stores, as excessive clustering and geographic concentration of cannabis retail outlets may encourage undesirable health outcomes, and over-concentration may cause undesirable impacts on the economic diversity of a retail streetscape including the distortion of lease rates, economic speculation, and the removal of opportunity for other commercial businesses; and

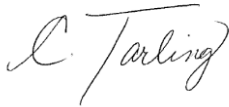
WHEREAS cannabis retail is a new and unproven market, and no studies or precedent exists to determine the number or distribution of stores that

can reasonably be supported by the local economy, and it is therefore prudent to establish the means by which the AGCO, with input from a municipality, can regulate over-concentration as the cannabis retail market evolves;

THEREFORE BE IT RESOLVED THAT Council directs the Mayor, on behalf of Council, to write the Premier of Ontario, the Honourable Rod Phillips, Minister of Finance of Ontario, and the Honourable Doug Downey, Attorney General of Ontario, requesting the Province modify the regulations governing the establishment of cannabis retail stores to consider over-concentration as an evaluation criteria, require a 500 metre distance separation between locations, and provide added weight to the comments of a municipality concerning matters in the public interest when considering the application of new stores; and

BE IT RESOLVED THAT a copy of this resolution be forwarded to the Association of Municipalities of Ontario, Federation of Canadian Municipalities, and other municipalities in Ontario."

Yours truly,



C. Tarling
Director of Legislated Services
& City Clerk

c: Garth Frizzell, Federation of Canadian Municipalities
Berry Vrbanovic, Mayor, City of Kitchener
Helen Fylactou, Manager of Licensing, City of Kitchener
Ontario Municipalities

November 24, 2020

The Honourable Greg Rickford
Minister of Energy, Northern Development
& Mines and Minister of Indigenous Affairs
Whitney Block, Room 5630
5th Floor, 99 Wellesley St. W.
Toronto, ON M7A 1W1

Dear Minister Rickford:

At its meeting of November 11, 2020, Hamilton City Council approved Item 10 of the General Issues Committee Report 20-018, which reads as follows:

10. Request for an Interim Cap on Gas Plant and Greenhouse Gas Pollution and the Development and Implementation of a Plan to Phase-Out Gas-Fired Electricity Generation (Item 10.2)

WHEREAS, the Government of Ontario is planning to increase reliance on gas-fired electricity generation from Ontario's gas-fired power plants, which is anticipated to increase greenhouse gas (GHG) pollution by more than 300% by 2025 and by more than 400% by 2040;

WHEREAS, Canada's temperature is rising more than double the rate of the rest of the world (which is in alignment with climate models and projections impacting northern climates most significantly);

WHEREAS, the Province of Ontario will adversely impact more than a third of the greenhouse gas reductions it achieved by phasing-out its dirty coal-fired power plants, due to a power plan built around ramping up gas-fired generation to replace the output of the Pickering Nuclear Station (scheduled to close in 2024);

WHEREAS, alternative options are available to reversing short sighted cuts to energy efficiency programs and stop under-investing in this quick to deploy and low-cost resource, which include maximizing our energy efficiency efforts by paying up to the same price per kilowatt-hour (kWh) for energy efficiency measures as we are currently paying for power from nuclear plants (e.g., up to 9.5 cents per kWh);

WHEREAS, the Province of Ontario should continue to support renewable energy projects that have costs that are below what we are paying for nuclear power and work with communities to make the most of these economic opportunities;

WHEREAS, the Province of Ontario has alternative options to increasing gas-fired electricity generation, such as the Province of Quebec's offer to receive low-cost 24/7 power from its water powered reservoir system as a possible alternative;

WHEREAS, a fossil-free electricity system is critically important to Hamilton's efforts to reduce GHG emissions by replacing fossil fuel use with electric vehicles, electric buses, electric heat pumps, and other steps dependent on a fossil-free electricity supply; and,

WHEREAS, our staff have noted this problem in their report on Updated Timelines and SMART Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation where they warn that "Unless the Province of Ontario changes direction on Ontario's fuel supply mix, it is expected natural gas, and therefore GHG emissions, may continue to increase as the nuclear facilities are refurbished and the Province of Ontario further supplements the electricity grid with natural gas inputs";

THEREFORE, BE IT RESOLVED:

- (a) That the City of Hamilton request the Government of Ontario to place an interim cap of 2.5 mega tonnes per year on our gas plant and greenhouse gas pollution and develop and implement a plan to phase-out all gas-fired electricity generation by 2030 to ensure that Ontario meets its climate targets; and,
- (b) That a copy of this resolution be sent to the Premier of Ontario, to the local MPP's, to the Region of Waterloo and local area municipalities.

Therefore, the City of Hamilton respectfully requests your consideration of this matter and looks forward to your response.

Sincerely,

Fred Eisenberger
Mayor

Copied: The Honourable Doug Ford, Premier of Ontario
Andrea Horwath, Opposition Party Leader, New Democratic Party of Ontario,
M.P.P Hamilton Centre
Monique Taylor, M.P.P. Hamilton Mountain
Paul Miller, M.P.P. Hamilton East-Stoney Creek
Donna Skelly, M.P.P. Flamborough-Glanbrook
Sandy Shaw, M.P.P. Hamilton West-Ancaster-Dundas
Region of Waterloo
Ontario Municipalities
Association of Municipalities of Ontario

November 24, 2020

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Paul Miller
M.P.P. Hamilton East-Stoney Creek
289 Queenston Road
Hamilton, Ontario L8K 1H2

Andrea Horwath
Opposition Party Leader
New Democratic Party of Ontario
M.P.P. Hamilton Centre
20 Hughson St. S., Suite 200
Hamilton ON L8N 2A1

Donna Skelly
M.P.P. Flamborough-Glanbrook
2000 Garth Street, Suite 104
Hamilton, ON L9B 0C1

Monique Taylor
M.P.P. Hamilton Mountain
2-555 Concession Street
(Royal Bank Building)
Hamilton, Ontario L8V 1G2

Sandy Shaw
M.P.P. Hamilton West-Ancaster-Dundas
177 King Street West
Dundas, ON L9H 1V3

Dear Premier Ford and Members of Provincial Parliament,

At its meeting of November 11, 2020, Hamilton City Council approved Item 8 of the General Issues Committee Report 20-018, which reads as follows:

9. Temporary Cap on Food Delivery Service Charges (Item 10.1)

WHEREAS, the restaurant industry plays a crucial role in the City's economy, as well as the livelihoods of residents, families and communities;

WHEREAS, the restaurant industry has been severely impacted throughout the COVID-19 pandemic, particularly due to substantially decreased indoor dining;

WHEREAS, restaurant owners have become increasingly dependent on delivery and take-out services for the viability of their businesses;

WHEREAS, restaurants are under pressure from high commission fees being charged by the major food delivery service apps;

WHEREAS, major cities throughout the United States have implemented temporary caps on the fees charged by food delivery service apps, as an option to assist the restaurant industry throughout the COVID-19 pandemic; and,

WHEREAS, the City of Hamilton does not have the authority to regulate food delivery service company fees or cap the fees that they charge;

THEREFORE, BE IT RESOLVED:

- (a) That the Mayor correspond with the Premier of Ontario, and local Members of Provincial Parliament to ask that the Province implement a temporary cap on commissions for food service delivery companies; and,
- (b) That a copy of that request be sent to other municipalities in Ontario and the Association of Municipalities of Ontario for their endorsement.

Therefore, the City of Hamilton respectfully requests your timely consideration to this matter.

Sincerely,

Fred Eisenberger
Mayor

Copied: Municipalities of Ontario
Association of Municipalities of Ontario

December 18th, 2020

Clerk
Town of Lakeshore
419 Notre Dame St.
Belle River, Ontario NOR 1A0

Re: Board Resolution Following Passing of Bill 229 and Schedule 6

To The Mayor and Members of Council:

On behalf of the Lower Thames Valley Conservation Authority (LTVCA) Board of Directors, I want to express my appreciation for your support of conservation over the last few weeks. The LTVCA is proud to serve and support our watershed community, and is inspired by the way all 10 of our member municipalities rallied around our concerns regarding Bill 229.

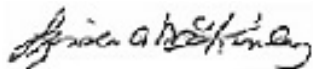
As you are aware, Bill 229 passed its third reading last week, and has since received Royal Assent. There is no doubt that this was disappointing, however, it has further strengthened our resolve to champion environmental conservation and to work with the province and our municipal partners.

Thanks in large part to the support of community members across Ontario, alongside our local mayors and councils, partner agencies, and the agriculture community, Conservation Authorities were able to have constructive and meaningful conversations with the Minister of Environment, Conservation, and Parks. This led to some positive amendments regarding planning, enforcement, governance, and the ability to continue the responsible management of our conservation areas. However, we remain disappointed with some of the changes that will create red tape and delays in our planning and permitting roles.

We now move forward to the next phase, to ensure that regulations brought forward to enact this Bill consider progressive, local, watershed management and local decision making. Together with the province, we will continue to advocate for our communities and strive for workable solutions under this new Bill.

I have included a motion passed by the LTVCA Board of Directors on December 10, 2020 addressing moving forward. Thank you again for your continued support of our Lower Thames Valley Conservation Authority.

Sincerely,



Linda McKinlay,
Chair, Lower Thames Valley Conservation Authority

Resolution of LTVCA Board of Directors upon passing of Bill 229

WHEREAS the Province in third reading has passed Bill 229, Protect, Support and Recover from COVID 19 Act - Schedule 6

WHEREAS all municipalities of the Lower Thames Valley Conservation Authority have passed resolutions expressing major concerns and have requested reconsideration of amendments made to the Conservation Authorities Act under Schedule 6 of Bill 229

WHEREAS the Legislation as amended still introduces a number of changes and new sections that could remove and/or significantly hinder the conservation authorities' role in regulating development, the permit and appeal process and engaging in review and appeal of planning applications

WHEREAS the Legislation as amended still allow the Minister to make decisions without CA watershed data and expertise

WHEREAS the Legislation as amended still impacts the important and historic role that conservation authorities play in watershed management

WHEREAS the LTVCA board believes that changes to the Conservation Authorities Act will create more red tape and costs for conservation authorities' member municipal partners, and potentially result in delays in the development approval process

THEREFORE BE IT RESOLVED

- THAT the LTVCA Board of Directors continues to request that the Province of Ontario repeal Schedule 6 of the Budget Measures Act (Bill 229)
- THAT the LTVCA Board of Directors directs staff to work with the Province to find workable solutions through the development of regulations with an aim to reduce red tape and create conditions for growth
- THAT in the development of regulations the Province respect the current conservation authority/municipal relationships and the important role conservation authorities play in watershed management
- AND THAT the Province provide conservation authorities the financial resources needed to address the significant requirements and administrative burden resulting from passage of Bill 229, Protect, Support and Recover from COVID 19 Act including Schedule 6 as amended.

AND FURTHER THAT this resolution be circulated to all member municipalities, Conservation Ontario, the Premier, Minister Natural Resources and Minister of Environment, Conservation and Parks.



MUNICIPALITY OF CHARLTON AND DACK

TEL: (705)-544-7525
FAX: (705)-544-2369
info@charltonanddack.com
www.charltonanddack.com

January 7th, 2021

The Honourable Doug Ford
Premier of Ontario

Sent by email: doug.fordco@pc.ola.org

RE: MOTION REGARDING - Insurance

The following resolution was passed by the Council for the Municipality of Charlton and Dack on December 18th, 2020:

WHEREAS the cost of municipal insurance in the Province of Ontario has continued to increase – with especially large increases going into 2021.

AND WHEREAS Joint and Several Liability continues to ask property taxpayers to carry the lion's share of a damage award when a municipality is found at minimum fault;

AND WHEREAS these increases are unsustainable and unfair and eat at critical municipal services;

AND WHEREAS the Association of Municipalities of Ontario outlined seven recommendations to address insurance issues including:

- 1. The provincial government adopt a model of full proportionate liability to replace joint and several liability.*
- 2. Implement enhancements to the existing limitations period including the continued applicability of the existing 10 day rule on slip and fall cases given recent judicial interpretations and whether a 1 year limitation period may be beneficial.*
- 3. Implement a cap for economic loss awards.*
- 4. Increase the catastrophic impairment default benefit limit to \$2 million and increase the third party liability coverage to \$2 million in government regulated automobile insurance plans.*
- 5. Assess and implement additional measures which would support lower premiums or alternatives to the provision of insurance services by other entities such as non profit insurance reciprocals.*
- 6. Compel the insurance industry to supply all necessary financial evidence including premiums, claims and deductible limit changes which support its*



and municipal arguments as to the fiscal impact of joint and several liability.

7. *Establish a provincial and municipal working group to consider the above and put forward recommendations to the Attorney General.*

THEREFORE BE IT RESOLVED THAT the Council for the Municipality of Charlton and Dack call on the Province of Ontario to immediately review these recommendations and to investigate the unethical practice of preferred vendors who are paid substantial amounts over industry standards, despite COVID 19 delays, as insurance premiums will soon be out of reach for many communities.

AND FURTHER BE IT RESOLVED THAT this motion be provided to the Honourable Doug Ford, Premier of Ontario, the Honourable Rod Phillips, Minister of Finance, the Honourable Doug Downey, Attorney General of Ontario, the Honourable John Vanthof, MPP for Timiskaming- Cochrane, and all Ontario municipalities.

Yours Truly,

Dan Thibeault
Clerk Treasurer CAO
Municipality of Charlton and Dack

CC: Honourable Peter Bethlenfalvy, Minister of Finance
Honourable Doug Downey, Attorney General of Ontario
Honourable John Vanthof, MPP for Timiskaming- Cochrane
All Ontario Municipalities



Municipality of Southwest Middlesex

December 7, 2020

Please be advised that the Council of Southwest Middlesex passed the following resolution at its November 25, 2020 Council meeting:

Drainage Matters: CN Rail

Moved by Councillor McGill

Seconded by Councillor Vink

“WHEREAS municipalities are facilitators of the provincial process under the *Drainage Act* providing land owners to enter into agreements to construct or improve drains, and for the democratic procedure for the construction, improvement and maintenance of drainage works; and

WHEREAS municipal drain infrastructure and railway track infrastructure intersect in many areas in Ontario; and

WHEREAS coordination with national railways is required for the construction or improvement of drains that benefit or intersect with national railways; and

WHEREAS the national railways have historically participated in the process for construction, improvement and maintenance of drainage works; and

WHEREAS currently municipalities are experiencing a lack of coordination with national railways on drainage projects; and

WHEREAS the lack of coordination is resulting in projects being significantly delayed or cancelled within a year; and

WHEREAS municipal drains remove excess water to support public and private infrastructure and agricultural operations;

THEREFORE be it resolved that the Province of Ontario work with the Federal Minister of Transportation to address concerns regarding municipal drainage matters and need for coordination with the national railways; and

THAT Council circulate the resolution to the Provincial Ministers of Agriculture, Food, and Rural Affairs, and Municipal Affairs and Housing, and the Federal Minister of Transportation, the local MP and MPP, the Association of Municipalities of Ontario, and all municipalities.”

Sincerely.

A handwritten signature in dark ink, reading "Jillene Bellchamber-Glazier". The signature is written in a cursive, flowing style.

Jillene Bellchamber-Glazier
CAO-Clerk

Cc: The Honorable Marc Gardeau, Minister of Transport
The Honorable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs
Monte McNaughton, MPP Lambton-Middlesex-London
Lianne Rood, MP Lambton-Kent-Middlesex
The Association of Municipalities of Ontario
All Ontario Municipalities



December 16, 2020

TO: Honourable Doug Ford
Premier of Ontario
Email: premier@ontario.ca

AND TO: The Windsor Essex County Health Unit
Attention: Theresa Marentette, CEO
Email: tmarentette@wechu.org

Re: Resolution of Support for Town of Essex Small Businesses

At its Special Council Meeting of December 14, 2020, Council of the Town of Essex discussed the serious and dire challenges facing our small businesses in town due to the Covid-19 restrictions currently imposed in our area.

As a result of the discussion that ensued, the following resolution was passed:

Moved By Councillor Bondy
Seconded By Councillor Verbeek

"Whereas the Town of Essex recognizes that all small businesses in the Town of Essex are essential and form the very backbone of our community and its economic, physical, mental and social well-being;

And Whereas the Town of Essex acknowledges that its small businesses remain subject to the currently imposed Provincial and local Health Unit orders relating to COVID-19 restrictions on small businesses as such restrictions prevail over the Town's ability to lessen such restrictions;

And Whereas Council wishes to ensure that all small businesses in the Town of Essex are aware and understand that they continue to have the support of their Town Council and Administration;

Accordingly BE IT RESOLVED The Town of Essex hereby declares that all small businesses in the Town of Essex should be deemed by Provincial and Local Health authorities as being Essential Services during the COVID-19 pandemic and the Town thereby requests that the Province of Ontario and the Windsor –Essex County Health Unit take the required and immediate steps to deem all small businesses as being Essential Services during the Pandemic so as to allow our small businesses to remain



open including in-store sales but with continued or increased safety measures as appropriate and with limited capacity restrictions in effect but with such capacity restrictions to be appropriate to the size/capacity of the particular business.

And further that this resolution be also forwarded to the Province, Local Health Authorities, local M.P.P and all local municipalities with a Request for Support.

Carried

Yours truly,

A handwritten signature in black ink, appearing to be "R. Auger", written over a horizontal line.

Robert W. Auger, L.L.B.
Town Solicitor/Legal and Legislative Services, Clerk
Ext. 1132
Email: rauger@essex.ca

RWA/lam

Enclosure

c.c. Essex BIA
Email: info@Essexbia.com

Harrow & Colchester South Chamber of Commerce
Email: harrowcolchestersouthchamber@gmail.com

Mary Birch, Director of Council and Community Services/Clerk
County of Essex
Email: mbirch@countyofessex.ca

Paula Parker, Municipal Clerk/Risk Manager
Town of Amherstburg
Email: pparker@amherstburg.ca

Jennifer Astrologo, Director of Corporate Services/Clerk
Town of Kingsville
Email: jastrologo@kingsville.ca

Agatha Robertson, Director of Council Services/Clerk
Town of LaSalle
Email: arobertson@lasalle.ca



Kristen Newman, Director of Legislative and Legal Services/Clerk
Town of Lakeshore
Email: knewman@lakeshore.ca

Brenda Percy, Municipal Clerk/Manager of Legislative Services
Municipality of Leamington
Email: bpercy@leamington.ca

Laura Moy, Director of Corporate Services/Clerk
Town of Tecumseh
Email: lmoy@tecumseh.ca

MPP Taras Natyshak
Email: tnatyshak-co@ndp.on.ca



December 16, 2020

TO: Honourable Doug Ford
Premier of Ontario
Email: premier@ontario.ca

AND TO: Minister of Health Hon. Christine Elliott;
Email: christine.elliott@pc.ola.org

Dr. David Williams
Chief Medical Officer of Health, Public Health
Ministry of Health
393 University Avenue, 21st Floor
Toronto, ON M5G 2M2

The Windsor Essex County Health Unit
Attention: Theresa Marentette, CEO
Email: tmarentette@wechu.org

The Windsor Essex County Health Unit
Attention: Dr. Wajid Ahmed
Medical Officer of Health, Windsor-Essex County Health Unit
Email: wahmed@wechu.org

Re: Letter of Support for Small Businesses

Dear Premier Ford,

At its Special Council Meeting of December 14, 2020, Council of the Town of Essex discussed the serious and dire challenges facing our small businesses in Town due to the Covid-19 restrictions currently imposed in our area.

As a result of the discussion that ensued, the following resolution was passed:

Moved By Councillor Bondy
Seconded By Councilor Garon

Whereas the health and safety of Ontarians is the number one priority and health is a state of physical, mental and social well-being, not merely the absence of disease.

And whereas many businesses rely on the holiday season for their financial strength and whereby these businesses have faced unprecedented difficult times throughout 2020 due to the covid-19 pandemic restrictions.



And whereas closing our small local businesses during the holiday season means many will not survive and business owners and their employees will lose their livelihoods.

And whereas Town of Essex commercial businesses are predominately made up of small independently owned businesses and closing them will force residents to travel out of town into larger crowds increasing their exposure to Covid-19.

And whereas our small independent businesses have every reason and ability to keep customers safe and are able to ensure limited capacity, customer contact tracing and disinfecting in-between customers and may be able to offer curb-side and delivery.

THEREFORE be it resolved that the Town of Essex calls upon the Premier of Ontario, Doug Ford, as well as the Ontario cabinet and Health officials, to protect the health of Ontarians and our small businesses by allowing them to remain open to in-store sales with limited capacity (such capacity as being appropriate to the size/capacity of the business) and increased safety measures as appropriate.

And that this resolution be forwarded to:

All local municipalities;
Minister of Economic Development, Job Creation and Trade Hon. Victor Fedeli;
Associate Minister of Small Business and Red Tape Reduction Hon Prabmeet Singh Sarkaria;
Minister of Health Hon. Christine Elliott
Minister of Finance Hon. Rod Phillips;
Associate Minister of Mental Health and Addictions Hon. Michael A. Tibollo
MPP Taras Natyshak

Carried

Yours truly,

A handwritten signature in black ink, appearing to be "R. Auger", written over a horizontal line.

Robert W. Auger, L.L.B.
Town Solicitor/Legal and Legislative Services, Clerk
Ext. 1132
Email: rauger@essex.ca

RWA/lam

Enclosure

c.c. Municipalities of Ontario (AMO)
amo@amo.on.ca



Mary Birch, Director of Council and Community Services/Clerk
County of Essex
Email: mbirch@countyofessex.ca

Paula Parker, Municipal Clerk/Risk Manager
Town of Amherstburg
Email: pparker@amherstburg.ca

Jennifer Astrologo, Director of Corporate Services/Clerk
Town of Kingsville
Email: jastrologo@kingsville.ca

Agatha Robertson, Director of Council Services/Clerk
Town of LaSalle
Email: arobertson@lasalle.ca

Kristen Newman, Director of Legislative and Legal Services/Clerk
Town of Lakeshore
Email: knewman@lakeshore.ca

Brenda Percy, Municipal Clerk/Manager of Legislative Services
Municipality of Leamington
Email: bpercy@leamington.ca

Laura Moy, Director of Corporate Services/Clerk
Town of Tecumseh
Email: lmoy@tecumseh.ca

Minister of Economic Development, Job Creation and Trade Hon. Victor Fedeli;
Email: vic.fedeli@pc.ola.org

Associate Minister of Small Business and Red Tape Reduction Hon Prabmeet Singh
Sarkaria;
Email: prabmeet.sarkaria@pc.ola.org

Minister of Finance Hon. Rod Phillips;
Email: rod.phillips@pc.ola.org

Associate Minister of Mental Health and Addictions Hon. Michael A. Tibollo
Email: michael.tibolloCO@pc.ola.org

MPP Taras Natyshak
Email: tnatyshak-co@ndp.on.ca



Municipality of Lakeshore - Report to Council

Engineering & Infrastructure Services

Engineering Services



To: Mayor & Members of Council
From: Jill Fiorito, Drainage Superintendent
Date: January 12, 2021
Subject: Drainage board minutes December 7th, 2020.docx

Recommendation

This report is for information only.

Background

The draft minutes for the December 7, 2020 Drainage Board meeting are attached.

Comments

Mr. Gerard Rood from Rood Engineering Inc. was in attendance to give a brief summary of his drainage reports dated August 31, 2020 – Goatbee Drain and 3rd Concession Road Drain (Olson Bridge) dated November 4, 2020.

Mr. Tony Peralta from N.J.Peralta Engineering Ltd was in attendance to give a brief summary of his drainage reports dated September 1, 2020 – Bridge over the 7th Concession Road Branch of Baseline Drain and Bridge over the McKeown Drain dated September 10, 2020.

The Drainage Board recommended By-laws 82-2020, 83-2020 and 80-2020 be recommended for third reading and By-law 4-2021 be recommended for first and second reading.

Others Consulted

Essex Regional Conservation Authority has been consulted on these projects.

Financial Impacts

All costs associated with these works will be assessed out according to the proportions outlined in the engineer's report.

Attachment(s): Draft Drainage Board minutes dated December 7, 2020.

Report Approval Details

Document Title:	Drainage board minutes December 7th, 2020.docx
Attachments:	- 8 - Dec. 7, 2020 Drainage Board Minutes.docx
Final Approval Date:	Jan 7, 2021

This report and all of its attachments were approved and signed as outlined below:

Krystal Kalbol

Rosanna Pellerito

Kristen Newman

Truper McBride

**THE CORPORATION OF
THE
TOWN OF LAKESHORE**

MINUTES OF THE DRAINAGE BOARD

PRESENT:

Chairman	-	Dave Armstrong
Board members	-	Horst Schmidt
	-	Graeme Carter
Asst. Drainage Superintendent	-	Kyle Emery
Engineers	-	Tony Peralta
		Gerard Rood
Drainage Superintendent	-	Jill Fiorito

1. CALL TO ORDER AT 5:00 PM

The Chair called the meeting to order at 5:00 p.m.

2. DISCLOSURES OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF

There were no disclosures of conflicts of interest.

3. APPROVING THE MINUTES OF PREVIOUS DRAINAGE BOARD MEETING

Drainage Board Meeting Minutes of November 2nd 2020

Board Member Schmidt moved and Board Member Carter seconded

That:

The Board approve the minutes of the Drainage Board Meeting dated November 2nd 2020

Motion Carried

4 ENGINEERING AND INFRASTRUCTURE SERVICES

COURT OF REVISION

Opening of the Court of Revision.

Board Member Carter and Board Member Schmidt seconded:

It is recommended that:

The Drainage Board move into Court of Revision to consider appeals respecting By-law No.'s 082-2020, 083-2020 and 080-2020 in the Town of Lakeshore, in the County of Essex.

Motion Carried

Bridge over the 7th Concession Road Branch of Base Line Drain

Mr. Tony Peralta, P.Eng was in attendance and briefly outlined the key points of the assessment schedule in his report dated September 1st, 2020.

Mr. Peralta explained that he had not received any concerns from landowner's regarding this bridge replacement. The Drainage board has not received any questions, or appeals for this assessment.

The Chairman opened the floor for questions.

There were no concerns.

Board Member Schmidt moved and Board Member Carter seconded:

That:

The Schedule of Assessment to provide for the Bridge over the 7th Concession Road Branch of Base Line Drain in the Town of Lakeshore, in the County of Essex as prepared N.J. Peralta Engineering Ltd., dated September 1st, 2020 be approved and By-Law No. 082-2020 be recommended for third reading.

Motion Carried

Bridge over the McKeown Drain

Mr. Tony Peralta, P.Eng was in attendance and briefly outlined the key points of the assessment schedule in his report dated September 10th, 2020.

Mr. Peralta explained that he had not received any concerns from landowner's regarding the proposed works. The Drainage board has not received any questions, or appeals for this assessment.

The Chairman opened the floor for questions.

There were no concerns.

Board Member Schmidt moved and Board Member Carter seconded:

That:

The Schedule of Assessment to provide for the Bridge over the McKeown Drain in the Town of Lakeshore, in the County of Essex as prepared by N.J. Peralta Engineering Ltd., dated September 10th, 2020 be approved and By-Law No. 083-2020 be recommended for third reading.

Motion Carried

Goatbee Drain

Mr. Gerard Rood, P.Eng was in attendance and briefly outlined the key points of the report dated August 31st 2020.

Mr. Rood explained that he had received 3 emails from a landowner's regarding the proposed works. The Drainage board has not received any questions, or appeals for this assessment.

The Chairman opened the floor for questions.

Mrs. Murphy (Roll NO. 930.000.01100) stated that the Mullen's property is draining into the Isabella Street Drain, has your team visited site to confirm there is no connection?

Mr. Rood stated that based on the D.E.M. points and the tile drainage plan for the Mullen's property, all flows outlet east into the Mullen Drain and has no need for water to flow west.

Mrs. Murphy stated that an assessment should be completed on the former dump site.

Mr. Armstrong stated that it's not within the scope of Mr. Rood's report.

Mrs. Fiorito stated that we have been in direct contact with the M.O.E. and they have no concerns with the former dump site.

Board Member Schmidt moved and Board Member Carter seconded:

That:

The Schedule of Assessment to provide for the Goatbee Drain in the Town of Lakeshore, in the County of Essex as prepared by Rood Engineering Inc., dated August 31st, 2020 be approved and By-Law No. 080-2020 be recommended for third reading.

Motion Carried

Closing of the Court of Revision

Board Member Carter moved and Board Member Schmidt seconded:

That:

The Drainage Board moves to close the Court of Revision.

Motion Carried

READING OF THE REPORT

3rd Concession Road Drain (Olson Bridge)

Mr. Gerard Rood, P.Eng was in attendance and briefly outlined the key points of the report dated November 4th 2020.

Mr. Rood explained that he had not received any concerns from landowner's regarding this new bridge. The Drainage board has not received any questions, or appeals for this report.

The Chairman opened the floor for questions.

There were no concerns.

Board Member Schmidt moved and Board Member Carter seconded:

That:

The Engineer's considered report prepared by Rood Engineering Inc., dated November 4th, 2020 for the 3rd Concession Road Drain (Olson Bridge) in the Town of Lakeshore, in the County of Essex be adopted and By-Law No. 004-2021 be recommended for the first and second reading.

Motion Carried

5. ADJOURNMENT

That:

The Drainage Board adjourn its meeting at 6:00 p.m.

Motion Carried

**DAVID ARMSTRONG
CHAIRMAN**

**JILL FIORITO
DRAINAGE SUPERINTENDENT**

NEXT SCHEDULED MEETING

The next Drainage Board Meeting is schedule for 5:00pm on January 11th, 2021 in the Town of Lakeshore Council Chambers.

Municipality of Lakeshore - Report to Council

Engineering & Infrastructure Services

Environmental Services



To: Mayor & Members of Council

From: Albert Dionne, C.E.T.
Manager, Environmental Services

Date: November 16, 2020

Subject: Bulk Water Fill Station.docx

Recommendations

This report is for information only.

Background

The Municipality currently operates 3 bulk water fill stations at the below locations as per the attached Water Fill Station Locations Map:

1. 6400 Main Street located on the Municipality's Comber Fire Station, Location #1
2. 1538 Lakeshore Road 203 located on the Municipality's Maidstone Fill Station, Location #2
3. 276 Rourke Line Road located on the Municipality's Denis St. Pierre Wastewater Treatment Plant Site, Location #3

These stations have been in operation since before amalgamation. The station on Rourke Line (Location #3) was recently replaced and is scheduled to be in service by the end of 2020.

The older two stations (Locations #1 and 2) continue to use a coin operated water dispensing system which accepts one dollar (loonie) and two dollar (toonie) coins. The coin operated system was installed at the Comber Station in 2010. The Maidstone Fill system dates from before amalgamation.

The use of this system has a number of operational consequences:

- Because both systems were installed before 2010, the mechanisms will not accept the new lighter loonie coins which have been in issue since 2012. This issue has been the source of customer complaints and visits by staff to rectify failures to dispense water.

- The stations must be visited regularly to collect the coins from the mechanism based on volume of holding capacity of the collected coins.
- There have been incidences of vandalism in an attempt to steal the coins.

These sites have not seen any major upgrades in the last 10 to 15 years however, they do require periodic repairs in order to maintain operation. Minor repairs are carried out by Municipality staff while more complex repairs are carried out by an outside contractor.

The upgraded fill station on Rourke Line will be operated using a four (4) digit pin number assigned by the Municipality using a prepaid account. This system works as a pay as you go account. As the user takes water the account will deplete and will have to be replenished by the user through services provided at Municipality Hall.

Based on resolution 208 06 2020, it was identified that the Bulk Water Fill Station in Comber located on the Municipality's Comber Fire Department site (Location #1) obstructs fire fighters service delivery while a water tanker is filling.

An investigation was completed by Environmental Services, along with the Fire Chief, to determine if relocating the water station to the side of the building would resolve this issue. Based on a site review of the area, it was determined that there is insufficient room at this location to accommodate the water station and maintain clear access for the fire trucks. Based on this, an alternative location would be required to accommodate the water fill station to resolve the issue.

The following municipally-owned sites were investigated within the surrounding area:

- The first site considered is located on Taylor Street at the Municipality's Comber Water Pumping Station. This station does not have adequate access and would require modifications and fence removal, which would be costly. In addition, the disruption around the station would have been problematic trying to navigate equipment in and out using the water fill station and possibly causing damage to the Pumping Station, so this location was eliminated as an option.
- The second site that was considered is located on County Road 31 at the Municipality's Rochester Public Works Yard. This site is equipped with an existing two (2) inch water service with a shut off valve. Furthermore, it has adequate access and would not disrupt the public works department operations and access.

Comments

Based on the site investigations, the bulk water fill station at the Municipality's Comber Station Site would need to be relocated (and upgraded) to the Municipality's Rochester Public Works Yard located on County Road 31 as shown on the attached map to resolve the issue brought forward by Council through resolution 208-06-2020.

This location is approximately seven (7) minutes and/or 10.5 km's from the existing Comber Station Site however, most of the residents using the water fill station are coming from the rural areas so may be closer to this location.

If relocated, the system would be upgraded to the same water fill station that was recently installed on Rourke Line. Schedule A shows the new standalone Water Fill Station, which is manufactured by Flowpoint Environmental Systems LP. As earlier noted, this station is operated with a four (4) digit pin number using a pre-paid account.

Schedule A



Financial Impacts

Currently there is no financial impact to continue to operate the existing station. If the station were to be relocated and upgraded similar to the unit that was installed on Rourke Line, the approximate cost would be \$50,000 plus applicable HST. This cost includes the station, concrete slab and the electrical and water hook up to put into operation.

As this project is currently not included in the 2021 budget, should Council wish to proceed with this project, approval would be needed to fund this project from the water reserve fund.

Report Approval Details

Document Title:	Bulk Water Fill Station.docx
Attachments:	- Bulk Water Station Location Map.pdf
Final Approval Date:	Jan 4, 2021

This report and all of its attachments were approved and signed as outlined below:

Krystal Kalbol

Rosanna Pellerito

Kristen Newman

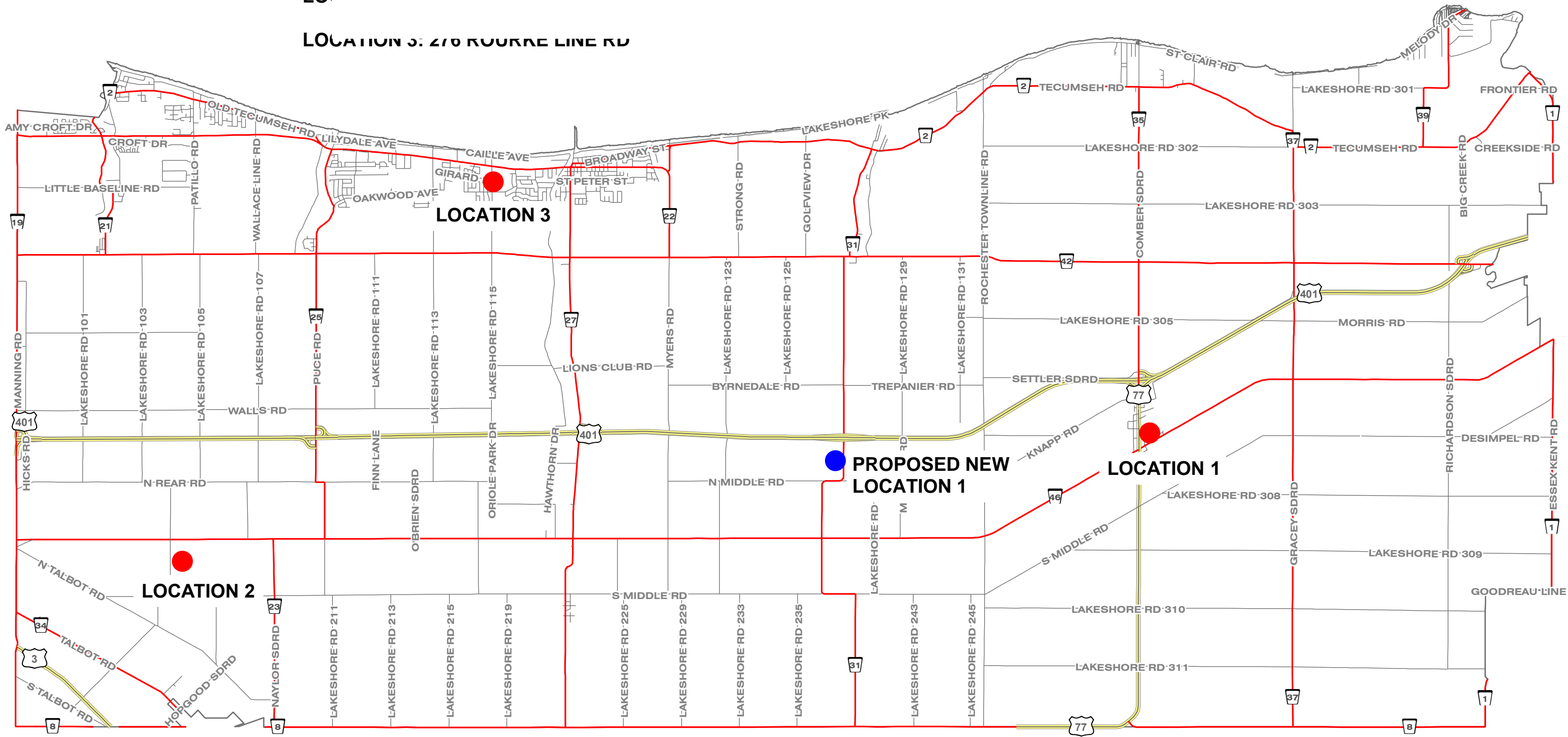
Truper McBride

LOCATION 1: 6400 MAIN ST

PROPOSED NEW LOCATION 1: 2065 COUNTY RD 31

LO

LOCATION 3: 270 ROORKE LINE RD



Municipality of Lakeshore - Report to Council

Finance Services



To: Mayor & Members of Council

From: Rosanna Pellerito, Director of Finance

Date: December 11, 2020

Subject: Council Question - Steps taken to investigate Concerns Relating to Water Billing.docx

Recommendation

This report is for information only.

Background

At its meeting of December 8th, 2020 Council passed a motion that Administration bring back a report to communicate steps taken to investigate concerns relating to Water billings.

Comments

On October 10, 2020 Administration provided Council a summary of the steps taken to investigate concerns relating to water billing issues. This report will serve as a recap of that information.

As part of Administration's due diligence, a number of internal control reviews were undertaken to confirm the water billing systems are operating correctly.

Administration has undertaken several random audits of accounts to ensure billings were accurate and to ensure meters were reading correctly. Some meters have also been sent away for testing. There have not been any issues found with water meters however given that some of the meters were older meters and on the list for replacement, they have been replaced with the current model that is being used for all meter replacements. Staff have also provided callers with detailed information regarding their usage, when asked.

As per the current water billing by-law if a resident requests a meter be tested and the result of the test indicates there is a fault with the meter, the Municipality will bear the cost of the testing and the resident's bill will be adjusted accordingly. If it is determined the meter is in good working order, the resident will be responsible for the testing fee. This has been clearly communicated this to any resident requesting their meter be tested.

In addition to the above, Administration compared the total cubic meters of water treated at the plant vs water that has been billed, for both 2019 and 2020. Overall, water treated is up approximately 18% from 2019 to 2020. For example, the total volume treated between January and August was up 18% compared to the same period last year. Year-over water usage has increased beginning in April 2020 which coincides with the period of the onset of the pandemic.

An analysis of water comparison between 2019 and 2020 determined that in 2019 water loss was 15% and in 2020 the water loss is 18%. Typically a Municipality can expect water loss between 15% to 20% of total water treated. This would indicate that the Municipality is within the expected range of water loss.

As a separate measure of verification from a financial audit perspective, water revenue billed up to Oct 2019 was compared to that same period in 2020. The total revenue collected from Jan to Oct in 2019 was \$4,123,315 and in 2020 for the same period the revenue is \$4,688,385. This equates to a difference of \$564,070 or approx. 14% increase from 2019. Approximately 1% of this is attributable to the rate increase from 2019. The additional 13% increase could be a result of various factors including new accounts added in the year and increased usage.

Based on all the investigations described above, Administration has concluded, that water loss is within the normal range, the increase in water usage beginning in April coincided with the onset of the pandemic and, finally there are no issues with the water billings system.

As was noted previously, there was a delay in the meter reading cycle which could have resulted in a resident receiving a bill for a longer than normal billing period.

Financial Impacts

As this report is for information only, there are no recommendations that would result in a financial impact to the Municipality.

Report Approval Details

Document Title:	Council Question - Steps taken to investigate Concerns Relating to Water Billing.docx
Attachments:	
Final Approval Date:	Jan 4, 2021

This report and all of its attachments were approved and signed as outlined below:

Kristen Newman

Truper McBride

Municipality of Lakeshore - Report to Council

Community & Development Services

Recreation Services



To: Mayor & Members of Council
From: Frank Jeney, Manager of Recreation and Leisure Services
Date: December 23, 2020
Subject: Rock Arena Air Conditioning Report.docx

Recommendation

This report is for information only.

Background

At the Regular Council Meeting of February 19, 2019, the following motion was passed:

115-02-2019

Council fund consulting for the Feasibility Study for installation of air conditioning in the ROCK Rink identified on page 64, line 8 of the 2019 Draft Budget from Community Benefit Reserve.

Comments

Subsequent to the Motion, Jasel Engineering Inc. was awarded the contract to undertake the Feasibility Study.

The purpose of the Study was to assess and recommend how to air condition the ROCK Arena at the Atlas Tube Centre. Typically ice is removed from the ROCK arena in May and replaced in August. The ability to rent this space out to groups between May to August is limited due to the high temperatures due to lack of air conditioning.

The recommended option is option 3 below: Direct Expansion (DX) cooling system with Indoor Fan Coil Units and Outdoor air cooled condensers. The cost is estimated at \$1,537,000.00. The Jasel report is attached as Attachment 1. Attachment 2 includes a rendering of what the indoor and outdoor condensers would look like.

The Project Description

Lakeshore requested that the Air Conditioning Report address three issues:

Issue 1: Ability of the current air handling system to provide cooling.

Issue 2: Using the current air handling system (ducts, motors, filters, power, etc.)

Price, impact, projected annual costs, structural (interior & exterior designs), and construction schedules.

Issue 3: Installing a new air conditioning (Cooling) System

The report gives a recommendation of two other air cooling systems

Price, impact, projected annual costs, structural (interior & exterior designs), and construction schedules.

The study results were:

The existing Air Handling Unit (AHU) does not have the ability to provide future cooling as there is no spare space in the AHU to add any form of cooling coil. This would address issue 1.

The existing supply ductwork would not meet the requirements to allow for air conditioning (cool air would cause condensation on the duct work because the current duct work was not set up with insulation needed for cool air). If we would consider to use the existing ductwork it would all need to be insulated, and in some cases replaced. Note: Some of this existing ductwork was installed within concrete walls, and those walls would need to be reconfigured. This would address issue 2.

The Three Options proposed in this Feasibility Study would address issue 3:

Option: 1 Rooftop or West Exterior Wall HVAC Unit installed.

Not considered financially feasible.

Estimated cost: This option was not priced out in the study.

Option: 2 Chilled Water System with one (1) Indoor Air handling Unit

Description of Work

Cooling to be provided by the use of an outdoor air cooled chiller that would be located on grade on the west side.

Air distribution will require a new indoor air handling unit complete with fans, filters and cooling coil. Note – The indoor air handling unit would need to have the air ducts installed at the North end of the ROCK Rink, due to the low ceiling on the South, and the centre ice scoreboard in the middle. Being installed at the North end would require the large cooling unit to be installed in the ROCK Conference room. (This would cause loud noise within the rock rink and surrounding offices.)

The cost of for option 2 is \$1,392,000.

Option: 3 Direct Expansion (DX) cooling system with Indoor Fan Coil Units and Outdoor air cooled condensers.

Description of Work

Addition of new indoor fan coil units suspended and and/or placed on custom support stands with their Dx coils. (Images provided at the end of this report.)

16 indoor cooling units to be located above the South windows of the ROCK Rink.

16 outdoor condenser units located on the South end of the ROCK arena.

Provide refrigerant piping to location of the new equipment from outdoor units, into ROCK Rink, up the walls, and into indoor units.

Provide power to units.

Provide building automation controls to new equipment

Note: Current ROCK Rink Air Handling unit would need to be left on “fan mode” to properly circulate these new units. (Running two systems at once)

Advantages:

Equipment does not require ductwork. Phased use of indoor cooling units to minimize electrical load.

Disadvantages:

Multiple pieces of equipment. Not integrate cooling and ventilation system. Equipment may be difficult to service. The building structure may not be able to handle the weight of the new equipment and therefore supports stands may be required. Outdoor condensers located on the south side may need covers due to the rain runoff of the ROCK Rink rooftop.

The cost of for Option 3 is \$1,537,000.

As the Feasibility Study did not include the price for a stand-alone air handling unit, Administration recommends pursuing other options to deal with Issues 1 and 2. Therefore administration will further investigate options to resolve on Issues 1 and 2. This information will be brought back to Council for consideration.

The cost of providing this retrofit will also be compared with the potential increased usage of the ROCK arena. Air conditioning will expand the usage of the rink into the summer months, if ice sports are expanded to full year.

Others Consulted

Jasel Engineering Inc.

Financial Impacts

The feasibility study was budgeted for \$80,000 in the 2019 budget to be funded from the Community Benefit Reserve.

The cost of the Jasel Feasibility Study was \$4,746. The surplus of \$75,254 will remain in the Community benefit reserve as uncommitted funds.

Should Council wish to proceed with this project it can be brought forward as part of the 2022 budget with the added solution for issues 1 and 2. If Council wishes to expedite this project, funding would come from the Facilities reserve fund which currently has an uncommitted balance of \$2.6M

Attachment 1: Jasel Engineering Inc. report

Attachment 2: Rendering of Option 3.

Report Approval Details

Document Title:	Rock Arena Air Conditioning Report.docx
Attachments:	- Jasel Engineering Inc. Air Conditioning Report fro the Rock Arena.pdf - Attachments 2 - ATC - Rock Rink Air Units (16 Units) (002).pdf
Final Approval Date:	Jan 7, 2021

This report and all of its attachments were approved and signed as outlined below:

Rosanna Pellerito

Kristen Newman

Truper McBride

JASEL ENGINEERING INC.

5725 Outer Drive, Tecumseh, Ontario, N9A 6J3
p (519) 737-5725, f (519) 737-5726, e-mail info@jasel.ca

INVESTIGATION AND REPORT

January 22, 2020

To: Terry Fink - Town of Lakeshore
From: James Smith - JASEL Engineering Inc.
CC: Louis Smith - JASEL Engineering Inc.
Re: Air Conditioning Report for the Rock Arena

JASEL Project No.: 2019-050

1.0 PROJECT DESCRIPTION:

The purpose of this Investigation and report is to assess and recommend how to Air Condition the existing Rock arena (Rink No.1) of the Lakeshore Multi-Use Recreational Facility, known at the Atlas Tube Centre.

The Town of Lakeshore requested that the Air Conditioning Report address the following issues and concerns:

1. The consultant will present a written assessment report on the strength and weakness of the integrated air handling system at the Atlas Tube Centre. The report would address the ability of the present air handling system to provide air conditioned air to the Rock Arena. The Consultant's Report would establish a rationale to use the present air handling system or to investigate alternative systems.
2. If the Consultant's position is to recommend the existing air handling system, the following information must be provided in a final report to the Manager of Recreation & Leisure four weeks after the awarding of the above project:
 - a. The impact on the present air handling system
 - b. The projected capital cost of the project
 - c. The projected annual operating cost of the project
 - d. Structural interior and exterior designs
 - e. Construction schedules, noting the most effective time of the year for installation.

INSTITUTIONAL

COMMERCIAL

INDUSTRIAL

3. If the Consultant is not recommending the existing air handling system, two alternative air handling systems must be presented to air condition the Rock Arena. The Consultant will recommend a preferred air handling system with clear rational, four-six weeks after the awarding of the above project. The report will be supported with the following information:
 - a. The impact on the present air handling system
 - b. The projected capital cost of the project
 - c. The projected annual operating cost of the project
 - d. Structural interior and exterior designs
 - e. Construction schedules, noting the most effective time of the year for installation.

2.0 PURPOSE:

It is our understanding that the intent and reason to provide an air conditioning cooling system for the Rock Arena are for two (2) purposes:

1. to provide a suitable indoor environment for a 3000 person event during the summer months. These events could include but not limited to school graduations, art shows, and / or concert type events.
2. Assist in cooling the indoor environment to support the ice installation during the month of August.

Air Conditioning Load Calculations

Cooling Load Calculations have been performed using a computer mode; of the arena based upon existing architectural drawings and it has been determined that 210 Tons of cooling is required.

The air conditioning calculations are based upon a 3000 person occupant load where the activity level of each individual is low.

Please refer to Appendix A for a copy of the Air Conditioning load calculations computer printer outs.

3.0 INVESTIGATION

Jasel Engineering Inc. performed on site review of the Rock arena and appropriate mechanical and electrical rooms servicing the Rock Arena.

Existing Air Handling Unit AHU-1

The existing air handling unit is a unit manufactured by Concepts and Designs Inc. and is a 13,000 CFM indoor desiccant dehumidification unit with glycol heating coil dedicated to the Rock area. The desiccant wheel uses direct fired natural gas heater to remove the moisture form the desiccant wheel.

Note - This unit only services the Rock Arena space.

Please refer to Appendix B for a copy of the original shop drawings for this AHU-1.

Strengths and Weaknesses of the existing AHU System

The existing AHU is a desiccant dehumidification unit with outside air ventilation and glycol heating capabilities.

The main strength of this AHU, and for a Rural community rink, the desiccant dehumidification is excellent design to help control the indoor environment relative humidity.

However, the only weakness for this existing AHU system is that it does not have the ability to provide future cooling as there is no spare space in the AHU to add any form of cooling coil.

Also, the existing supply ductwork would not meet the appropriate requirements to allow for air conditioning cold ductwork and if we would consider to use the existing ductwork, the entire duct insulation would need to be removed and replaced. This would involve exposing all ductwork that is in the ceiling space of the change rooms and covered up with walls.

Therefore, based upon the fact that the AHU cannot accept a cooling coil and the supply ductwork concern, we **do not recommend to reuse the existing AHU** to provide cooling of the Rock Arena.

Site Observations

Based upon our site review, the following issues or concerns are noted that will need to be dealt with in some manner in order to provide air conditioning to the Rock Arena:

1. Existing Structural framing of the roof structure

The existing structural steel support frame for the building is a "Pre-Engineered" system and typically there is no significant additional structural capacity to ADD equipment, ductwork and or piping.

Also, based upon the general concept of the building, adding rooftop equipment would not be aesthetically pleasing and therefore will not be considered for any option for the report.

2. Existing electrical service

The existing electrical service is a 2,000 amp 600 volt service and the expected electrical load due to air conditioning is approximately 600 amps or 30% of the existing service size.

The new air conditioning load could occur at the same time that the ice surfaces are being made and therefore the overall electrical service needs to be confirmed if it can handle the additional electrical load for air conditioning at the same time ice is being made. Further details are required on this item.

3. Integration into the existing building automation controls.

All new equipment must be integrated in the building automation system to ensure it is properly operated and monitored.

4. The increase in operating and maintenance costs for the new air conditioning equipment.

As with all new mechanical equipment, there will be an increase in operating expenses and maintenance expenses to the facility if air conditioning is added to the arena.

Trying to determine and predict the operating costs for an air conditioning system is a very difficult assignment as it is based upon actual hours of operation and how the system will be used.

5. Low headroom on the south side of the building.
6. Noise level of the new equipment.

3.0 PROPOSED OPTIONS FOR CONSIDERATION:

Option 1: Rooftop HVAC Unit – not considered as this is not a Feasible Option

Estimated Cost: unknown

Option2: Chilled Water System with One (1) Indoor Air Handling Unit

Description of Work:

- Cooling to be provided by the use of an outdoor air cooled chiller that would be located on grade on the west side
- Air distribution will require a new indoor air handling unit complete with fans, filters and cooling coil

Note – there is no available space for the unit and we have allowed for taking over the conference room in the middle of the track level to create this new room

- Unit to be located on the North side of the space as there is low headroom on the south side of the space.
- New High level supply and return ductwork to be added from the location of the new unit.
- Chilled water Piping and insulation from the outdoor chiller to the new indoor AHU
- Provide new glycol chemical treatment
- Provide new outdoor air intake vent through north wall / roof
- Provide power to equipment
- Provide building automation controls to the new equipment
- Create new mechanical room for the AHU
- Create new conference room in another location in the site (to be determined)

Advantages:

- Equipment does not require to be in the space
- Reuse of room

Disadvantages:

- Taking over the existing conference and finding location of a new conference room
- Overhead ductwork through out the space
- One (1) chiller does not have equipment redundancy – two chillers will cost more to install

Cost Breakdown:

Cost Breakdown	Estimated Cost
Chiller	\$205,000
Concrete pad	\$20,000
Air Handling Unit	\$150,000
Pumps / Piping / Installation	\$285,000
Sheet Metal / Venting	\$225,000
Piping and duct Insulation	\$75,000
Electrical	\$120,000
Controls	\$50,000
Mechanical room Revisions	\$20,000
New conference Room	\$50,000
Sub-total	\$1,200,000
10% contingency	\$120,000
Engineering Fees 6%	\$72,000
Total	\$1,392,000

Schedule of Work:

Description	Number of Weeks
Design	8
Tender and Award	6
Construction	24
Commissioning	2
TOTAL NUMBER OF WEEKS	40

Option 3: Direct Expansion (DX) cooling system with Indoor Fan Coil Units and Outdoor air cooled condensers

Description of Work:

- Addition of new indoor fan coil units suspended and or placed on custom support stands with their Dx coils
- Units to be located at a high level throughout the space
- Units can operate with ductwork, minimum ductwork
- Multiple outdoor pieces of equipment located on the south side for new Condensers
- Provide refrigerant piping to location of new equipment.
- Provide power to new units
- Provide building automation controls to the new equipment
- Note – reuse of the main air handling is required to provide ventilation air to the space

Advantages:

- Redundancy using multiple pieces of equipment in case of failure.
- Equipment does not require ductwork
- Multiple pieces of equipment
- Low indoor noise from fan coil units
- Phased use of indoor cooling units to minimize electrical load

Disadvantages:

- Multiple pieces of equipment
- Not integrate cooling and ventilation system
- Equipment may be difficult to service
- The building structure may not be able to handle the weight of the new equipment and therefore supports stands may be required
- Outdoor condensers located on south side may need landscape shield to avoid seeing the condensers

Cost Breakdown:

Cost Breakdown	Estimated Cost
Fan Coil and condenser Equipment Cost	\$425,000
Piping / Installation	\$500,000
Sheet Metal	\$75,000
Insulation	\$40,000
Electrical	\$150,000
Controls	\$50,000
Wall Repair	\$25,000
Landscaping / concrete pads	\$60,000
Sub-total	\$1,325,000
10% contingency	\$132,500
Engineering Fee 6%	\$79,500
Total	\$1,537,000

Schedule of Work:

Description	Number of Weeks
Design	8
3 week Tender and 3 week Award	6
Construction	14
Commissioning	2
TOTAL NUMBER OF WEEKS	30

Please see Appendix D for the Option 3 Equipment Details

4.0 RECOMMENDATION:

Option 3 is the recommended option.

Due to the multiple pieces of equipment, with minimum ductwork and reusing the existing AHU-1 for the ventilation air, least impact to the space, we believe this option is the most feasible.

5.0 IMPLEMENTATION STRATEGY:

The implementation strategy upon project approval would be to:

1. Design
2. Approval to proceed to tender
3. Tender,
4. Award contractor with Town of lakeshore approval
5. Construction phase.

Air conditioning would benefit the building for mid June to handle graduation ceremonies and mid August to handle when ice will be made it the arena.

Considering 30 week project duration, if we start February 1, 2020, we will not be able to meet the June date and we will very close to meet the August time when ice will be made.

Otherwise, it may be best to allow for 2021 season for air conditioning.

We hope that the above report is helpful in your planning needs and if you have any questions or concerns, please do not hesitate to contact our office.

Yours truly,

JASEL Engineering Inc.

James Smith, P. Eng.





16 Units Outside



16 Units Inside



Municipality of Lakeshore - Report to Council

Legislative & Legal Services

Legislative Services



To: Mayor & Members of Council
From: Brianna Coughlin, Manager of Legislative Services
Date: January 4, 2021
Subject: Legislative Services - 2020 Annual Report.docx

Recommendation

This report is for information only.

Background

The Legislative & Legal Services Department is divided into three divisions: Fire Services, Human Resources, and Legislative Services.

Legislative Services is responsible for the administration of Council meetings, board/committee meeting support, municipal elections, risk management, records management, vital statistics and licensing services. In addition, the department provides corporate administrative support and administers the animal control and crossing guard programs. The Legislative & Legal Services budget incorporates the revenues and expenses for all of these services and includes the revenues and expenses (including salaries for the Director and Legal Assistant) for the Municipality's legal affairs.

Comments

The following is an overview of activities undertaken by Legislative Services in 2020, as well as associated projects that will be commenced in 2021.

Council and Committee Support

Legislative Services provides procedural advice to municipal boards and committees and directly administers Council meeting activities.

In 2020, Legislative Services administered training and widespread use of eScribe electronic meeting software, which includes report writing, agenda and meeting preparation. Due to the in-person gathering restrictions caused by the COVID-19 pandemic, Council, board and committee meetings were held electronically from April

2020 to date. Legislative Services, in partnership with Information Technology Services, oversaw this transition.

Legislative Services processed agendas and addendums for 20 regular meetings, 13 special meetings and 20 closed sessions. A separate information report is included in the January 12, 2021 Council meeting agenda for information relating to the 2020 Council meetings.

Meetings will continue to be held electronically until such time as in-person meetings can be conducted safely. Legislative Services will also be bringing forward the new Code of Conduct and new Procedure By-law for Council's consideration in 2021 and will facilitate training for board/committee members, as well as members of Administration relating to Municipality board and committee functions.

Records Management

Lakeshore's records management program is administered in accordance with the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) as well as The Ontario Municipal Records Management System (TOMRMS).

The Clerk exercises the powers of the "head" pursuant to MFIPPA. In this role, the Clerk is responsible for determining what records to release or disclose in accordance with the Municipality's obligations and discretion under MFIPPA. Legislative Services processed 19 MFIPPA requests in 2020 related to the following:

- 8 requests for general records relating to construction/drainage (permits, drawings, inspections, outstanding orders),
- 4 requests relating to municipal maintenance records,
- 3 requests for general records relating to property fires,
- 2 requests for general records relating to properties (zoning, taxes, complaints, outstanding orders),
- 1 law enforcement request (animal welfare), and
- 1 request for personal information relating to a potential breach of privacy (withdrawn).

Additional training relating to the Laserfiche records management software will be undertaken in 2021, as well as a number of special projects relating to electronic records management. In addition, Legislative Services will be working with other departments to develop a Routine Disclosure policy for information requests.

Risk Management

While risk management is undertaken by several departments within the organization, Legislative Services oversees the municipal insurance program and performs claims

administration. A separate report relating to claims management will be presented to Council in 2021.

Vital Statistics

Legislative Services issues marriage licences and coordinates civil marriage ceremonies in accordance with provincial regulations and municipal policies. Twenty-two marriage licences were issued in 2020, however only two ceremonies were conducted due to gathering restrictions and occupational health and safety concerns relating to COVID-19.

Approximately 75 death certificates and 75 burial certificates were processed in 2020.

Licensing and Enforcement

Legislative Services oversees the lottery and taxi licensing for the municipality. In 2020, the taxi program was overhauled and the Vehicle for Hire By-law was approved by Council in October.

Although many community organizations were restricted in their activities due to the COVID-19 pandemic, several groups continued to undertake lotteries as a source of fundraising. Legislative Services issued 46 lottery licences in 2020.

In addition to these licensing activities, Legislative Services is also responsible for the administration of alarm registration applications and the processing of parking tickets issued by the Ontario Provincial Police. Approximately 620 alarms were registered in 2020 and 130 parking tickets were processed.

The processing of parking tickets includes registering payments, issuing first and second notices of violations, responding to questions/complaints relating to tickets, collections efforts, and submitting monthly and annual reports to the Ministry of Transportation through the Authorized Requester Information Services (ARIS) system.

At the direction of Council, Legislative Services will be participating in public consulting in 2021 relating to short-term rental accommodations.

By-laws and Policy Development

Legislative Services drafts most and oversees all by-laws presented for Council consideration. These include administrative matters, agreement authorization and legislative matters. Approximately one-hundred by-laws were presented to Council for consideration in 2020.

The Legislative Services Division leads the corporate policy review process through the Policy Review Committee. The Committee is comprised of three members: the Manager of Legislative Services (Chair), the Manager of Human Resources and the Manager of Financial Analysis.

The purpose of the Committee is to review all draft corporate municipal policies and procedures to ensure procedural and technical accuracy, as well as adherence to approved Council and corporate plans and directives. With representation from the above-noted members, the Committee will ensure policies are reviewed from a policy, financial and human resource perspective. Meetings of the Committee are held monthly or more frequently if urgent review is required, such as corporate policies relating to emergency measures.

Animal Control

Legislative Services oversees the animal control program as well as the administration of the Lakeshore Dog Pound. In coordination with the Dog Pound Committee, several safety improvements were made at the Dog Pound in 2019 and 2020.

An overhaul of the animal control program was begun in 2019 and continued in 2020, however this has been delayed due to the COVID-19 pandemic. Although it was intended to conduct a door-to-door canvassing program for dog licences, this was not conducted in 2020 due to safety concerns. Despite this, approximately 1,025 dog licences were processed in 2020.

Administration began the process of updating the Animal Control By-law with public consultation in January 2020 and a further report brought to Council in August for direction regarding specific items. Administration anticipates that the draft by-law will be presented to Council in the first quarter of 2021.

Crossing Guards

The crossing guard program is conducted in accordance with the Crossing Guard Policy, adopted in 2015. While it is not mandatory for municipalities to provide crossing guards for students, Lakeshore provides this service upon request of an elementary school principal depending on the intended location, projected student usage and a warrant analysis.

The Engineering & Infrastructure Services Department conducts the warrant analysis based on the following criteria:

- Posted speed limits (must be less than 60 km/hr);
- Available safe gaps and number of students crossing; and
- History of student/vehicle conflicts.

Once a location is approved by Council, Legislative Services moves forward with hiring a crossing guard for that location.

The Municipality of Lakeshore has established crossing guard locations at:

- Tecumseh Road and Comber Side Road
- Main Street (Highway 77) and Community Centre Street
- Taylor Avenue and McAllister Street
- St. Peter Street and South Street
- I.C. Roy and Mancini Street
- Notre Dame Street and Eleventh Street
- Eleventh Street and St. Peter/Christine Streets
- Rourke Line and Oakwood Avenue (crossing established in December 2020)

There are no current requests for additional crossing guard locations at this time.

Legislative Services hires, trains and schedules crossing guards and coordinates with the principals of all applicable schools relating to schedules and safety concerns. The Municipality currently employs 7 part-time and 9 alternate crossing guards.

The crossing guard program saw significant changes in 2020 due to school closures relating to the COVID-19 pandemic and additional training was conducting relating to safety measures.

Election

Municipal elections take place every four years, with the next election scheduled for October 24, 2022. Legislative Services updates the Voters' List as needed and keeps abreast of changes to legislations and best practices relating to elections.

In 2021, Legislative Services will be coordinating a communications plan for the 2022 election and will be bringing forward reports for Council's consideration. A by-law must be approved by May 1, 2021 in order to allow for alternative methods of voting such as vote by mail or internet/phone voting. In addition, Administration will be updating election policies and will be bringing forward those policies requiring Council approval, such as the Use of Municipal Resources policy.

Corporate Administrative Support

Legislative Services provides support to the organization at large through mail distribution, bulk ordering, corporate memberships, fleet management, commissioner of oath services and reception and customer service.

Legislative Services contributes to fleet management through the Commercial Vehicle Operator's Registration (CVOR) program with the Ministry of Transportation, as well as annual insurance licensing.

Requests for commissioning services are coordinated and mainly performed by Legislative Services.

In March 2020, Legislative Services oversaw the creation of a municipal call centre with participation of Revenue Services, Building Services, Development Services, Engineering Services, Public Works and Recreation Services in order to provide residents with up to date information through the initial phases of the COVID-19 pandemic. Although the municipality has returned to the automated call system, these departments continue to work together to improve customer service, such as through the creation of online forms and electronic payments.

Financial Impacts

There are no financial impacts related to receiving this report. Costs associated with the delivery of the above-noted services were included in the Legislative & Legal Services, Animal Control and Dog Pound budgets.

Report Approval Details

Document Title:	Legislative Services - 2020 Annual Report.docx
Attachments:	
Final Approval Date:	Jan 7, 2021

This report and all of its attachments were approved and signed as outlined below:

Kristen Newman

Rosanna Pellerito

Truper McBride

Municipality of Lakeshore - Report to Council

Legislative & Legal Services

Legislative Services



To: Mayor & Members of Council
From: Brianna Coughlin, Manager of Legislative Services
Date: December 16, 2020
Subject: 2020 Council Meeting Annual Report.docx

Recommendation

This report is for information only.

Background

The Municipality of Lakeshore is committed to conducting meetings in an open and transparent manner. All meetings of Council are advertised on the municipal website and are video-recorded in order to allow residents to watch the proceedings from their homes or other locations.

Despite this commitment to openness, there are times where Council must deliberate confidentially in order to protect the privacy of an individual or the position of the corporation.

Section 239(2) of the *Municipal Act, 2001* allows municipalities to go into closed session to consider matters for the following reasons:

- a) the security of the property of the municipality or local board;
- b) personal matters about an identifiable individual, including municipal or local board employees;
- c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- d) labour relations or employee negotiations;
- e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

- f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- g) a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act;
- h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;
- i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
- j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; or
- k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Council may also go into closed session pursuant to Section 239(3.1) of the Act to undertake education or training, as long as no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the Council.

Comments

Open Meetings

At the October 8, 2019 meeting, Council approved the schedule of meetings for 2020, including four potential dates for budget deliberations. These are considered “regular” meetings. Council held 20 regular meetings in 2020, including two meetings for the 2021 budget deliberations.

In addition to these regular meetings, Council held an additional 13 special meetings in 2020. These include:

- 2 meetings to facilitate education/training sessions for members of Council;
- 1 meeting for emergency purposes relating to the COVID-19 pandemic;
- 3 meetings dedicated to matters under the *Planning Act*;
- 7 meetings to complete unfinished business from previous meetings.

The following table outlines the dates of the meetings, the time spent in open session, the types of items on the agenda and the number of items deferred to subsequent meetings. Approximately 93 hours were spent in open session throughout these meetings.

2020 Meeting Date	Time Spent in Open Session	Public Meetings	Presentations and Delegations	Agenda Items for Direction**	Notices of Motion	Direction Items Deferred
January 14	2h 35		1	4	1	2
January 28	2h 41			5* *1 item added in meeting		
February 11	2h 59m	1		4		
March 10	5h 31	4	3	13		1
March 12 Special	1m		Education session in closed session			
March 19 Special (emergency matters)	1h		1	2		
April 6 Special	1m		Training in closed session			
April 7	3h 6		1	5		
April 28	4h 51		2	5		3
April 29 Special	1h 45			3		

2020 Meeting Date	Time Spent in Open Session	Public Meetings	Presentations and Delegations	Agenda Items for Direction**	Notices of Motion	Direction Items Deferred
May 7 Special	2h 45		1	2		
May 12	3h 1		1	5	2	
May 26	3h 49			2	3	
June 4 Special	cancelled		Training session			
June 9	3h 38		2	6	1	1
June 16 Special	1h 21			1		
June 23	3hr 51	2	3	8	1	6
June 29 Special	2hr 59			6		
July 14	3hr 24	1	2	8	4	2
July 28 Special	3hr 17		1	9	6	7
August 11	3hr 29	3	3	12		2
September 1	3hr 31	2	2	9		
September 22	3hr 23	1	2	6		
September 29 Special	1m		Education session in closed session			

2020 Meeting Date	Time Spent in Open Session	Public Meetings	Presentations and Delegations	Agenda Items for Direction**	Notices of Motion	Direction Items Deferred
October 6	2hr 11		2	7		
October 20 Special	1hr	3	2	1		
October 27	1hr 56	1	1* Presentation made in closed session	3	2	5
November 3 Special	2hr 26			3	2	
November 10	3hr 50		5	8		
November 17 Special	2hr 4	1				
November 23	6hr 28		1	Budget		
November 24	3hr 15			Budget		
December 8	3hr 54		4	9	2	
December 15 Special	3hr 24	3		4		1

**Does not include presentation and reading of by-laws.

Closed Meetings

In 2020, Council held 22 closed session meetings in order to consider 34 items. Five of these items were a result of resolutions by Council in open Council meetings and were therefore not advertised on the meeting agenda. Approximately 22 hours were spent in closed session throughout these meetings (9 hours for education/training purposes).

The following table outlines the dates of the meetings, the subject matter discussed, the reasons the items were discussed during a closed session meeting and the outcome of the discussion.

2020 Meeting Date	Time Spent in Closed Session	Subject	Reasons to go into Closed session	Vote for Direction
January 14	1h	Emily Street	c) and f)	Yes
		Amy Croft Drive	c) and f)	Deferred
January 28	1h 35	Amy Croft Drive	c) and f)	Yes
		Collective bargaining	d), f) and k)	Yes
February 11	16m	Lease of municipal property	c) and k)	Yes
March 10	32m	Plans to accommodate Town staff	c) and k)	Deferred
		Sylvester land lanes	c)	Yes
March 12	4h 25	Educating and training members in relation to municipal reserves and the <i>Development Charges Act, 1997</i>	3.1	No
April 6	22m	Educating and training members on the use of electronic meeting software	3.1	No

2020 Meeting Date	Time Spent in Closed Session	Subject	Reasons to go into Closed session	Vote for Direction
April 28	55m	Infrastructure development in Lighthouse Cove Collective Bargaining	e), f) and k) d), f) and k)	Yes Yes
May 26	14m	Pearl Street	c) and f)	Yes
June 9	22m	Atlas Tube Centre	e), f) and k)	Yes
June 16	1hr 11	Chief Administrative Officer performance review	b)	Yes
June 23	27m	Pay Equity Town administrative facilities	b), d) and f) c) and k)	Yes Yes
June 29	57m	Lakeview Park and West Beach (in-meeting addition)	a)	No
July 14	24m	Lanoue Street and Amy Croft Drive	c), f) and k)	Yes
July 28	8m	Atlas Tube Centre	e), f) and k)	Yes
August 11	1hr 40	Advertising agreement Town administrative facilities Town employee	f) and k) c) and k) b), d) and f)	Yes Yes Yes
September 1	12m	Committee appointments (vacancies)	b)	Yes

2020 Meeting Date	Time Spent in Closed Session	Subject	Reasons to go into Closed session	Vote for Direction
September 22	9m	Proposed grant program	f)	No
September 29	2hr 9	Educating and training members in relation to the roles and responsibilities of Council and Administration	3.1	No
October 6	59m	Municipal property on Main Street, Comber	c) and k)	No
October 27	#1 - 55m	Collective bargaining	d), f) and k)	No
		Lakeshore Road 115 and Columbus Drive	c) and k)	Yes
	#2 - 2hr 4	Education session relating to Council meetings (in-meeting addition)	3.1 and b)	No
November 24	42m	Employee position transitions (in-meeting addition)	b)	No
		Management of insurance claims and liability issues relating to Town facilities (in-meeting addition)	e), f) and k)	No
December 8	32m	Committee appointments (vacancies)	b)	Yes
		Infrastructure development in Lighthouse Cove	e), f) and k)	No

2020 Meeting Date	Time Spent in Closed Session	Subject	Reasons to go into Closed session	Vote for Direction
		Sewage capacity in the Denis St. Pierre Water Treatment Plant servicing area (in-meeting addition)	a) and f)	Deferred
December 15	Deferred to 2021	Sewage capacity in the Denis St. Pierre Water Treatment Plant servicing area	a), e), f) and k)	

Financial Impacts

Printing and courier costs associated with the special meetings were offset by a reduction in meeting expenses due to the fact that Council meetings have been held electronically since April 6, 2020. There are supplementary costs for each additional meeting held (courier, meal, overtime where necessary) and a significant additional amount of staff time to prepare for the conduct of such meetings.

Report Approval Details

Document Title:	2020 Council Meeting Annual Report.docx
Attachments:	
Final Approval Date:	Jan 7, 2021

This report and all of its attachments were approved and signed as outlined below:

Kristen Newman

Rosanna Pellerito

Truper McBride

Municipality of Lakeshore - Report to Council

Community & Development Services

Development Services



To: Mayor & Members of Council

From: Tammie Ryall, Director of Community and Development Services

Date: January 5, 2021

Subject: Wallace Woods Secondary Plan Status Update.docx

Recommendation

This report is for information only.

Background

Wallace Woods, approximately a 475 hectare (1,174 acre) area, is proposed as a mixed use community and the major area of future growth in the Municipality. It is generally bounded by County Road 22, Patillo Road, the CPR rail line and West Puce Road. Section 3.4, Special Planning Areas of the Municipality's Official Plan requires that Secondary Plans be prepared for a number of areas identified in the Municipality. Wallace Woods is one such study area.

The Wallace Woods Consortium (a landowner's group in the study area represented by Amico) and the Municipality, initiated the secondary planning process for the Wallace Woods area, in October of 2016. A deposit and letter of commitment for the initiation of the secondary plan, was received by the Consortium in November of 2016 as a demonstration of their commitment to undertake the planning process with the Municipality. WSP, the lead land use planning consultant for the secondary plan, was retained in November 2016 by the Municipality.

Background reports were completed by the Consortium and were received by the Municipality in December 2016. Comments from the circulation to internal and external agencies were forwarded to the Consortium for their follow-up in August of 2017. Since this time, the Consortium has been focusing much of its attention on addressing the environmental planning work with their consultants and the Essex Region Conservation Authority (ERCA). A Biophysical Inventory was completed and a Biophysical Constraints Figure was prepared.

Recently the Consortium finalized a Sub-Watershed and Natural Heritage Study, which was submitted to ERCA, and which will provide science based rationale for the future

required setbacks and linkages of the natural heritage assets to be preserved and enhanced within the study area.

Comments

A draft of the Wallace Woods Secondary Plan Report was recently completed by WSP and has been circulated for review to the Municipality, ERCA and the County. The Municipality will provide consolidated comments to the Consortium. The intent is to review and provide any comments before it is presented to the public and Council in 2021.

After comments are submitted and addressed, Amico, representing the Consortium, will update the Concept Plan, phasing, etc. which were prepared in 2016.

The next steps are as follows:

1. Wallace Woods Secondary Plan Report circulated formally to the County, ERCA, and Municipality departments (November 2020)
2. Consortium and WSP to revise Secondary Plan Report, update Concept Plan, and any background studies, as needed (Q1 2021).
3. WSP to prepare Draft Official Plan Amendment (OPA) and work with Municipality to hold Open House (Q1/ Q2 2021)
4. Receive and incorporate feedback from public and present Draft OPA to Council (TBC)
5. Present revised plans to County (TBC)
6. Hold Statutory Public Meeting (TBC)
7. Council adoption and circulation to County for approval (TBC)
8. Amend OP based on Wallace Woods Secondary Plan Area OPA
9. Commence outline plans and zoning for Wallace Woods Secondary Plan Area

Others Consulted

ERCA, County of Essex, WSP

Financial Impacts

Costs for the Wallace Woods Secondary Plan are paid for by Amico, representing the Consortium.

Attachments:

Attachment 1 – Preliminary Concept Plan

Report Approval Details

Document Title:	Wallace Woods Secondary Plan Status Update.docx
Attachments:	- Preliminary Concept Plan.pdf
Final Approval Date:	Jan 7, 2021

This report and all of its attachments were approved and signed as outlined below:

Rosanna Pellerito

Kristen Newman

Truper McBride

MAP 2: Future Land Use Pla



COUNCIL ASSIGNMENTS/MONTHLY TRACKING REPORT						DECEMBER 8, 2020
ISSUE #	ASSIGNEE	DATE	COUNCIL ASSIGNOR	DESCRIPTION	COMMENTS	Date Completed
9-2019	EIS	03-05-19	M-DM Bailey S-Councillor McKinlay	Collaborate with the ECATV Club on a plan for the use of off-road vehicles on designated roads in Lakeshore and prepare a report to Council.	03/28/19 EIS undertaking preliminary review. 06/11/19 A meeting was held with ECATV Club May 29th. Continue on-going review of implementation and developing a process. 04/30/20 Report to Council anticipated Q1, 2021	
12-2019	EIS	03-05-19	M-Councillor Kerr S-Councillor Walstedt	Prepare a report to Council with the community involvement to restore passive lake access on Ruston Dr.	04/05/19 Discussed with ERCA. Director of EIS to schedule a meeting with residents and review options. 02/14/20 Report to Council anticipated Q4. 09/11/20 Work with ERCA to schedule a PIC with the residents.	
15-2019	EIS	03/19/19	M-Councillor Walstedt S-Councillor Wilder	Prepare a report to Council regarding half-load designations on Class B roads.	01/30/20 Report to Council anticipated Q4, 2020. 09/11/20 To be consolidated in the Traffic Bylaw report for Q1, 2021.	
26-2019	EIS	05-21-19	M-Councillor Janisse S-Councillor Wilder	Prepare a report to Council regarding a regulatory by-law for garbage cans, recycle bins and debris.	02/13/20 Report to Council anticipated Q3, 2020. 09/11/20 To be incorporated in the road fowling by-law in Q1, 2021.	
36-2019	LLS	08/13/19	M-Councillor Wilder S-Councillor Santarossa	Prepare a report to Council on the viability of creating an OPP tracking report for speeding and other traffic complaints to the OPP.	11/21/19 Report to Council anticipated Q1, 2021.	
49-2019	EDO	10-08-19	M-Councillor Santarossa S-Councillor Kerr	Prepare a report regarding a MAT tax for fixed room short-term accommodation.	11/07/19 Report to Council anticipated in Q2, 2021.	
52-2019	CDS	11-05-19	M-Councillor Wilder S-Councillor Janisse	Prepare a report to Council regarding options to either restrict or regulate the use of cranes for construction in residential areas.	11/13/20 Report to Council anticipated Q1, 2021.	

COUNCIL ASSIGNMENTS/MONTHLY TRACKING REPORT						DECEMBER 8, 2020
ISSUE #	ASSIGNEE	DATE	COUNCIL ASSIGNOR	DESCRIPTION	COMMENTS	Date Completed
55-2019	EIS	11-05-19	M-Councillor Wilder Councillor Walstedt	Prepare a report to Council regarding the full cost of bringing the Maidstone Water Tower back on-line.	11/07/19 Report to Council anticipated Q1, 2021.	
58-2019	CDS	11-26-19	M-Councillor Wilder S-Councillor Janisse	Prepare a report to Council regarding plans and funding for community improvement plans for the entire Town of Lakeshore.	04/30/20 Report to Council anticipated June 23, 2020 along with a training session for Council. 05/29/20 Rolled into the 2021 Budget process.	
64-2019	CDS	03-05-19	M-Councillor Wilder S-Councillor McKinlay	Draft a Tree Canopy and Natural Vegetation By-law to protect trees in provincially designated woodlots, riparian corridors and significant wetlands, and all those on public property.	04/30/20 Report to Council anticipated Q1, 2021.	
68-2019	LLS	12-10-19	M-Councillor Santarossa S-Councillor McKinlay	Work with the Town's regional partners to develop a Community Safety and Well-being Plan.	01/24/20 The CSWB Plan is underway. 06/10/20 The Province delayed it due to COVID-19. 09/02/20 Restarting meetings. 10/21/20 The City of Windsor will be making a presentation to Council on Dec. 8, 2020. Stakeholder engagement planned for 2021.	
1-2020	CAO	01-14-20	M-Councillor Janisse S-Councillor Santarossa	Develop an implementation plan that will detail the planning and process of next steps required to construct a new Town Civic Centre Facility.	01/29/20 Report to Council anticipated Q1, 2021.	
8-2020	FIN	05-12-20	M-Councillor Kerr S- Councillor Wilder	05/12/20 Financial options to support private repairs of breakwalls.	06/10/20 On hold pending draft findings of the Shoreline Management Plan to be presented to Council in Q1, 2021.	

COUNCIL ASSIGNMENTS/MONTHLY TRACKING REPORT					DECEMBER 8, 2020	
ISSUE #	ASSIGNEE	DATE	COUNCIL ASSIGNOR	DESCRIPTION	COMMENTS	Date Completed
9-2020	CDS	05-26-20	M-Councillor Kerr S-Councillor Janisse	05/26/20 Prepare a report to Council regarding the conversion of the south-east emergency door at the ATC to an accessible door, including costs to be considered during the 2021 Budget deliberations.	05/29/20 Report to Council through 2021 Budget. 12/11/20 Report to Council Q1, 2021.	
17-2020	CDS	09-01-20	M-Councillor Janisse S-Councillor Walstedt	09/01/20 Prepare a report to Council regarding pool openings/closings and how to enforce stagnant water complaints.	11/13/20 Report to Council anticipated Q1, 2021.	
18-2020	CDS	09-01-20	M-Councillor Kerr S-Councillor McKinlay	09/01/20 Prepare a report to Council regarding the regulation of barges within the Town of Lakeshore.	11/13/20 Report to Council by email.	
19-2020	EIS	11-03-20	M-Councillor Kerr S-Councillor Wilder	11/03/20 Administration to investigate a vacuum leaf yard waste program for the Town of Lakeshore.	11/17/20 Report to Council anticipated Q2, 2021. 12/11/20 Email to be sent to Council early January.	
21-2020	CDS	12-08-20	M-Councillor Wilder S-Councillor Janisse	12/08/20 Prepare a report to Council outlining the review of a boat parking by-law.	12/11/20 Report to Council through the zoning bylaw review Q3, 2021.	

Municipality of Lakeshore - Report to Council

Legislative & Legal Services

Legislative Services



To: Mayor & Members of Council
From: Brianna Coughlin, Manager of Legislative Services
Date: December 9, 2020
Subject: 2019 Repair to Emergency Light at Fire Station 1.docx

Recommendation

Approve the payment of \$18,489.79 to the County of Essex for the installation of warning lights at Fire Station 1; and

The expenditure be funded from the Street Lights reserve and accrued to 2020.

Background

At the February 5, 2019 meeting, Council was presented with a report entitled "Emergency Light at Fire Station No.1 on County Road 22" (attached as Appendix A). Although this was a report for direction, it was inadvertently placed on the Consent Agenda and received as part of resolution #42-02-2019:

Council receive items 8(c) through 8(k) and 10(a) as listed on the Consent Agenda.

Carried Unanimously

Comments

The work was undertaken by the County of Essex and completed in 2019. Upon receiving the invoice in December 2020, the above-noted error was detected. It is recommended that Council provide the necessary authorization for the works undertaken in order to fund the expenditure from the Street Lights reserve.

Financial Impacts

The total cost of this work is \$18,489.79. The original report to Council recommended the work be funded from the Street Light reserve account. This funding has been earmarked to come from this reserve.

Attachment(s): Appendix A - Emergency Light at Fire Station No.1 on County Road 22

Report Approval Details

Document Title:	2019 Repair to Emergency Light at Fire Station 1.docx
Attachments:	- Appendix A - Emergency Light at Fire Station No.1 on County Road 22.pdf
Final Approval Date:	Jan 4, 2021

This report and all of its attachments were approved and signed as outlined below:

Kristen Newman

Rosanna Pellerito

Truper McBride

TOWN OF LAKESHORE**ENGINEERING AND INFRASTRUCTURE SERVICES
ENGINEERING SERVICES DIVISION**

TO: Mayor and Members of Council

FROM: Tony DiCiocco, Manager, Engineering Services Division

DATE: January 14, 2019

SUBJECT: Emergency Light at Fire Station No.1 on County Road 22

RECOMMENDATIONS:

It is recommended that:

1. Council approve the expenditure of \$19,000 for the installation of the fire hall warning lights and fund the cost from the Street Lights – New reserve account.

BACKGROUND:

Council adopted the following resolution at its October 9, 2018 meeting:

That Administration provide a report on the installation of an emergency light as a mechanism for safety for Fire Station 1.

COMMENTS:

The Town has researched the use of emergency lights at Fire Stations where motorists are warned in advance of the fire trucks leaving the station to attend to calls. Examples on Southwestern Ontario roads with similar lane configurations as County Road 22 at Fire Station #1 were reviewed with the Fire Chief. The location of a fire station on Wellington Road in the City of London that has existing fire station warning lights was one example identified.

The review in consultation with Fire Services determined that it would be beneficial to provide warning lights on County Road 22 to warn motorists of fire trucks exiting the station.

The consultant for the County of Essex on this project has researched suppliers of fire station warning lights and at this stage of the project has recommended that we consider installing solar powered, wireless remote controlled flashing signals as shown on the attached photo as Schedule 'A'. Based on the foregoing, it is recommended that a flashing signal pole be installed on both sides of the County Road facing westbound and eastbound traffic as per the map attached as Schedule 'B'.

OTHERS CONSULTED:

County of Essex
Fire Chief
Director of Legal and Legislative Services
Director of Finance Services

FINANCIAL IMPACTS:

The Town included \$175,000 in the 2018 Budget for the construction of electrical and new street lighting on County Road 22 as part of the County's CR22 Phase 6A project improvements. There was a savings with the project tender and adjustment on the street lighting that was constructed in 2018. The cost avoidance amounted to a savings of approximately \$65,000. The cost to install the fire hall warning lights was quoted at \$19,000 and determined there was sufficient funding within the budget amount allocated to this project in the 2018 Budget. As such, direction was provided to the County to install these two signs late last year but due to construction timelines the contractor was not able to complete the installation. The cost of the fire hall warning lights will be funded from the carry over unspent funding in the Street Lights – New reserve that was allocated in the 2018 Budget for the County Road 22 Phase 6A Road Improvements. Installation of the warning lights will be completed in the spring of 2019.

Prepared by:



Tony DiCiocco, C.E.T., Manager
Engineering Services Division

Reviewed by:



Nelson Cavacas, C.E. T., Director
Engineering and Infrastructure Services

Submitted by:



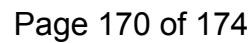
Tom Touralias, P.Eng., MBA
Chief Administrative Officer

TD/td

Attachments: Schedule 'A' – Photo of fire hall warning light
 Schedule 'B' – Map of warning light locations

Schedule 'A'





Municipality of Lakeshore - Report to Council

Engineering & Infrastructure Services

Environmental Services



To: Mayor & Members of Council

From: Albert Dionne, C.E.T.
Manager, Environmental Services

Date: November 26, 2020

Subject: Tender Award - Waste Collection Tender (2020 - 2022).docx

Recommendations

Award the tender for waste collection (for both 2021 and 2022) with an option for two, one year extensions to Green For Life (GFL) Environmental Inc. in the amount of \$1,493,665 (excluding HST), as described in the report presented at the January 12, 2021 Council meeting.

Background

The municipality entered into a 5 year waste contract with Windsor Disposal Services (WDS) starting on January 1, 2014. This contract expired on December 31, 2019.

In 2019, WDS was purchased by GFL Environmental Inc. (GFL). GFL continued to honour the original contract amounts (with the applicable CPI increases annually) and continues to offer services to the Municipality of Lakeshore for waste collection, up to and including today.

In accordance with the Municipality's purchasing by-law, a public tender was posted and advertised on the Bids & Tenders website on October 22, 2020. The term of this contract was identified in the tender as a 2 year term starting on January 1, 2021, ending December 31, 2022 and includes an annual increase (for two, one year extensions) based on the Consumer Price Index (CPI).

The tender was broken down into two services of waste collection:

- **Section A** - Curb Side Pick-up (Residential - weekly garbage collection, yard waste collection, extra summer garbage collection and white goods); and
- **Section B** – Roll-off Bin Pick-up (Commercial - weekly, bi-weekly and/or call-in basis).

The tender was structured to allow proponents to submit tenders for both services and only one service.

The tender closed on November 13, 2020.

Comments

Two proponents responded to the public tender. They were GFL Environmental Inc. (current service provider) and Waste Connections of Canada – Windsor.

GFL submitted a complete bid for Section A and Section B, while Waste Connections of Canada-Windsor only submitted a bid on Section B.

The following table summarizes the tendered amounts received for each section:

Section A – Curb Side Pick-up (Residential)

Tenderer	Price (Excluding HST)	Price Including net HST
GFL Environmental Inc.	\$1,482,041	\$1,508,125
Waste Connections of Canada-Windsor	<i>No bid received</i>	<i>No bid received</i>

Section B – Roll-off Bin Pick-up (Commercial)

Tenderer	Price (Excluding HST)	Price Including net HST
GFL Environmental Inc.	\$11,624	\$11,829
Waste Connections of Canada-Windsor	\$24,003	\$24,629

Financial Impacts

Waste collection costs are recoverable as a separate charge on the property tax bill. These charges include the actual cost charged (by the contract), an estimate for white goods collection (based on the prior year), the number of pick up times (based on the annual collection calendar) and the correction in estimates from the prior year. Tipping fees are not including in this recovery.

Based on the tender amount, the projected increase from 2020 rates are summarized below:

Type	2020	2021	Difference	Difference %
Curb Side Pick-up (Residential)	\$ 90.41	\$ 99.51	\$ 9.10	10.07%
Curb Side Pick-up (Residential – extra summer pickup)	\$ 101.79	\$ 112.11	\$ 10.32	10.14%
Bin Pick-up (Commercial)	\$ 468.65	\$ 517.12	\$ 48.47	10.34%

Note: All unit costs above are excluding HST

Although the increases are quite significant, GFL was the only proponent that submitted for this tender call. Based on the foregoing, Administration recommends that Council award the Municipal waste collection tender for 2021 and 2022 to GFL Environmental Inc. in the amount of \$1,493,665 (excluding HST) with the option to extend for 2 years thereafter as outlined. This includes both curb side pick-up and roll-off bin pick up.

Should Council not wish to authorize Administration to enter into a contract with GFL, the Municipality may be vulnerable to rate fluctuations that may not be favourable to the municipality, in the absence of a binding agreement.

Report Approval Details

Document Title:	Tender Award - Waste Collection Tender (2020 - 2022).docx
Attachments:	
Final Approval Date:	Jan 7, 2021

This report and all of its attachments were approved and signed as outlined below:

Krystal Kalbol

Rosanna Pellerito

Kristen Newman

Truper McBride

Notice of Motion submitted by Councillor Walstedt Re: Conversion of Gravel Roads to Tar and Chip

Whereas there are numerous gravel roads in the municipality that are in desperate need of being upgraded to a tar and chip surface and;

Whereas Council and many of the Municipality's residents agree that the current criteria is outdated and does not focus and stipulate many of the key reasons for why these roads need to be converted;

Therefore be it resolved that Council direct Administration to bring back a report as soon as possible to redraft the gravel roads conversion criteria to properly reflect the needs of the residents of the Municipality.