

Municipality of Lakeshore

Regular Council Meeting Agenda



Tuesday, October 12, 2021, 6:00 PM

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. Recognitions
5. Public Meetings under the Planning Act

1. ZBA-15-2021 – Greg and Lisa Cavers Surplus Farm Dwelling – 1729 Lakeshore Road 219

7

Recommendation:

Approve Zoning By-law Amendment Application ZBA-15-2021 (By-law 80-2021, Municipality of Lakeshore By-law 2-2012), to rezone a portion of the farm parcel, indicated as the “Retained Farmland” on the Key Map, Appendix A, located at 1729 Lakeshore Road 219, in the Municipality of Lakeshore, from “Agriculture (A) Zone” to a site-specific “Agriculture Zone Exception 109 (A-109)”, which prohibits a single detached dwelling and permits a minimum lot area of 18.8 hectares; and

Direct the Clerk to read By-law 80-2021 amending the Municipality’s Zoning By-law 2-2012, as presented in the October 12, 2021 Council report.

6. Public Presentations
7. Delegations

1. Delegation of Approval Authority for the Regional Community Safety and Well-being Plan

12

Recommendation:

Receive the report for information regarding the Delegation of Approval Authority for the Regional Community Safety and Well-Being Plan, as presented at the October 12, 2021; and

Authorize the Essex County Council to approve the Windsor Essex Regional Community Safety and Well-Being Plan and any subsequent reports on behalf of the Municipality of Lakeshore.

1. Leonardo Gil, Project Manager - Windsor Essex Regional Community Safety and Well-Being Plan and Mary Birch, County of Essex

Note: This session is scheduled for approximately 30 minutes.

2. Mobility Options Study

41

Recommendation:

Direct Administration to prepare a business case for implementation of an integrated regional Lakeshore transit/mobility system to include operating permissions, delivery options, feeder services, financial implications, funding sources and a plan for a launch date of 2024 with engagement of the private sector and other regional transit authorities, as further described in the October 12, 2021 Council report; and

Endorse the primary regional route outlined as Option 1a of the Lakeshore Mobility Options Study prepared by Stantec, October 2021.

1. Johann van Schaik and Graeme Masterton, Stantec

3. Funding for Denis St. Pierre Water Pollution Control Plant Expansion 168

Recommendation:

Approve external debt to be taken in the principal amount of \$45,281,427.72 for the Plant Expansion;

Update the Development Charge Study related to wastewater to reflect the costs according to the tender results; and,

Update the 2018 Wastewater User Rates Study as the capital and operating expenditures have considerably changed since the previous study, all as further described in the report presented at the October 12, 2021 Council meeting.

1. Gary Scanlon and Daryl Abbs, Watson and Associates

8. Completion of Unfinished Business

9. Consent Agenda

Recommendation:

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

1. September 16, 2021 Special Council Meeting Minutes 181
2. September 28, 2021 Regular Council Meeting Minutes 193
3. Ministry of Municipal Affairs and Housing - Expiry of Temporary Regulations Limiting Municipal Authority to Regulate Construction Noise 201
4. County of Essex - Affordable Housing Strategy and Review of Social Housing Cost Sharing Agreement 203

10. Reports for Information

Recommendation:

Receive the Reports for Information as listed on the agenda.

1. Girard Park Tree Planting Project 206
2. 2021 Tree Planting Pilot Program 208

11. Reports for Direction

1. **Removal of Holding Symbol ZBA-29-2021 and Site Plan Control Agreement SPC-2-2017 RE Glider Systems Inc.** 212
- Recommendation:**
Adopt By-law 89-2021 to remove the Holding Symbol (h2) for the subject property 4183 Richardson Side Road as shown on Appendix A – Key Map from General Employment Zone Exception 9 Holding Zone (M1-9)(h2) to General Employment Zone Exception 9 (M1-9);
- Approve Site Plan Control Application SPC-2-2017 to approve plans and drawings showing a sewing area for the production of the rolling tarp system, additional truck bays, new office area, a warehouse, and a future eating establishment for the subject site 4183 Richardson Side Road as shown on Appendix A – Key Map, subject to the following condition:
- a. That the owner/development enter into a Site Plan Agreement with Lakeshore 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 read By-law 81-2021 authorizing the Mayor and Clerk to execute the Site Plan Agreement, all as presented at the October 12, 2021 Council meeting.
2. **Brown Drain Enclosure** 218
- Recommendation:**
Award the tender for the Brown Drain Enclosure to Shepley Excavating & Road Maintenance Ltd. in the amount of \$128,386.38 excluding HST.
3. **Tender Award – 2021 Sidewalk Lifecycle Replacement Program** 221
- Recommendation:**
Award the tender for the 2021 Sidewalk Lifecycle Replacement Program to Matassa Incorporated in the amount of \$106,479.19 plus non-refundable HST, as presented at the October 12, 2021 Council meeting; and
- Approve an over-expenditure of \$8,635.59 to be funded from the Trails reserve.

4. Tender Award - Belle River Dredging Project 224

Recommendation:

Award the tender for the Belle River Dredging Project to Jones Group Ltd. for a total cost of \$231,000.00 plus applicable HST, as presented at the October 12, 2021 Council meeting.

5. Write Off Uncollectible Property Taxes 227

Recommendation:

Authorize the write-off of \$647.77 of property taxes and late payment charges for roll numbers 720 000 07001, 720 000 07801, 720 000 09301 and 720 000 26600 for the years 2017, 2018, 2019, 2020, 2021, in accordance with section 354 of the *Municipal Act, 2001*, as presented at the October 12, 2021 Council meeting.

12. Announcements by Mayor

13. Reports from County Council Representatives

14. Report from Closed Session

15. Notices of Motion

16. Question Period

17. Non-Agenda Business

18. Consideration of By-laws

Recommendation:

By-laws 80-2021, 81-2021, 82-2021, 89-2021 and 90-2021 be read and passed in open session on October 12, 2021.

1. By-law 80-2021, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-15-2021) 232

2. By-law 81-2021, Being a By-law to authorize the execution of a Site Plan Agreement with 2477747 Ontario Inc. (4183 Richardson Side Road – SPC-2-2017) 235

3. By-law 82-2021, Being a By-law to Confirm the Proceedings of the Council of the Municipality of Lakeshore for September 14 and September 16, 2021 243

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| 4. | By-law 89-2021, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-29-2021) | 244 |
| 5. | By-law 90-2021, Being a By-law to Confirm the Proceedings of the Council of the Municipality of Lakeshore for September 28, 2021 | 246 |

19. Adjournment

Recommendation:

Council adjourn its meeting at ____ PM.