

# Municipality of Lakeshore

## Regular Council Meeting Agenda



Tuesday, September 13, 2022, 5:00 PM

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

Pages

1. Call to Order

2. Closed Session

**Recommendation:**

Council move into closed session in Council Chambers at 5:00 PM in accordance with:

- a. Paragraph 239(2)(e), (f) and (k) of the *Municipal Act, 2001* to discuss litigation affecting the municipality, advice that is subject to solicitor-client privilege and 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 regarding Ontario Land Tribunal Appeal of Zoning By-law Amendment ZBA-30-2021 (2730 County Road 42).
- b. Paragraph 239(2)(c) of the *Municipal Act, 2001* to discuss a proposed or pending acquisition or disposition of land by the municipality, relating to Amy Croft Drive.

3. Return to Open Session

If the closed session is finished prior to 6:00 PM, Council will continue with the matters listed on the open session agenda and return to the public meetings at 6:00 PM.

4. Land Acknowledgement

5. Moment of Reflection

6. Disclosures of Pecuniary Interest

7. Recognitions

8. Public Meetings under the Planning Act

**1. Zoning By-law Amendment (ZBA-11-2022) – 6405 Main Street Comber**

**7**

**Recommendation:**

Approve Zoning By-law Amendment Application ZBA-11-2022 (By-law 82-2022, Lakeshore By-law 2-2012), to permit a Library as an additional permitted use, and to permit a minimum of six parking spaces for a Library, at 6405 Main Street (Comber) as shown on the Appendix A – Key Map, as presented at the September 13, 2022, Council meeting.

**9. Public Presentations**

**10. Delegations**

**1. Puce Road, Major Street and Lilydale Avenue Drainage Improvements**

**12**

**Recommendation:**

Approve the Preliminary Engineer's report for the Puce Road, Major Street and Lilydale Avenue Drainage Improvements and instruct N.J. Peralta Engineering to prepare a full Engineer's report in accordance with section 10(5) of the *Drainage Act*, as presented at the September 13, 2022 Council meeting.

1. Tony Peralta, N.J. Peralta Engineering

**2. Integrity Commissioner - Report on Activities January 1 to June 30 2022**

**16**

**Recommendation:**

This report is for information only.

1. Dr. Bruce Elman

**11. Completion of Unfinished Business**

**1. Zoning By-law Amendment Application ZBA-4-2022, John Thomas and Ruth Ann Fuerth**

**21**

**Recommendation:**

Defer Zoning By-law Amendment Application ZBA-4-2022 (Bylaw 75-2022) to remove the Holding Symbol (h6) from the subject lands (indicated on the Key Plan, Appendix A) for two years or earlier to allow a drainage outlet to be created under the *Drainage Act* to accommodate the provisional consent as presented at the September 13, 2022 Council meeting.

**2. Giorgi Subdivision (347 Renaud Line) Zoning By-law Amendment Application ZBA-28-2021 and Draft Plan of Subdivision Public Meeting – Revised Report**

28

**Recommendation:**

Approve Zoning By-law Amendment Application ZBA-28-2021 (By-law 64-2022), to Lakeshore Zoning By-law 2-2012, as amended), to rezone 347 Renaud Line Road, legally described as Part of Lot 4, Concession East of Puce River, designated as Parts 2 and 3 on Plan 12R22568, Lakeshore, subject to a Right-of-Way over Part 3 on Plan 12R22568 as in R375899, being all of the Property Identifier Number 75005-1536(LT), indicated as the “Subject Lands” on the Key Map, Appendix 1 from “Residential – Low Density (R1)(h4) Zone” to “Residential – Medium Density (R2)(h4)” zone;

Direct Administration to notify the County of Essex that the Municipality of Lakeshore supports the draft plan approval for the Giorgi Subdivision Development as described in the report “Giorgi Subdivision (347 Renaud Line) Zoning By-law Amendment Application ZBA-28-2021 and Draft Plan of Subdivision Public Meeting – Revised Report” presented at the September 13, 2022 Council Meeting; and,

Direct Administration to forward any comments from the public meeting to the County of Essex.

**12. Consent Agenda**

**Recommendation:**

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

- |    |  |    |
|----|--|----|
| 1. | July 6, 2022 Special Council Meeting Minutes             | 48 |
| 2. | August 9, 2022 Regular Council Meeting Minutes           | 59 |
| 3. | Town of Wasaga Beach - Strong Mayors, Building Homes Act | 70 |
| 4. | Municipality of Shuniah - Keira's Law                    | 71 |

**13. Reports for Information**

**Recommendation:**

Receive the Reports for Information as listed on the agenda.

- |    |                                      |    |
|----|--------------------------------------|----|
| 1. | Drainage Board meeting June 29, 2022 | 76 |
|----|--------------------------------------|----|

2.	Drainage Board minutes July 4, 2022	83
3.	2022 Quarter 2 (June 2022) Variance Report	90
14.	Reports for Direction	
1.	Tender Award – Comber Library Renovations	99
	<p><b>Recommendation:</b>  Award the tender for the Comber Library Renovations to RC White Ltd in the amount of \$137,121.60 including applicable HST, as presented at the September 13, 2022 Council meeting.</p>	
2.	Sanitary Treatment Capacity Update - Comber & Stoney Point Lagoon Systems	104
	<p><b>Recommendation:</b>  Receive this report for information; and</p> <p>Direct Administration to notify the County of Essex that the Municipality of Lakeshore no longer supports the draft plan approval for the Tracey Estates Subdivision Phase 3 due to a lack of sewage capacity at the Comber lagoon, for the reasons described in the report presented at the September 13, 2022 Council meeting.</p>	
15.	Announcements by Mayor	
16.	Reports from County Council Representatives	
17.	Report from Closed Session	
18.	Notices of Motion	



**Recommendation:**

Whereas Ontario is experiencing a health human resources crisis with chronic shortages of nurses and health-care professionals in hospitals, clinical settings, long-term care, home care, and all health care environments; and

Whereas Ontario has the lowest RN-to-population of any province in Canada, and would need to hire 22,000 new nurses to reach the average RN staffing ratio in Canada; and

Whereas burnout and overwork are exacerbating the underlying health human resources crisis and driving nurses and other health-care professionals to leave the sector at an unprecedented rate; and

Whereas Bill 124 unfairly suppresses the wages of nurses and health-care professionals and limits their ability to negotiate freely, and further contributes to the culture of disrespect that is contributing to the staffing crisis. Further, as Bill 124 limits wage increases to a maximum of 1% per year despite growing inflation nurses have effectively seen their wages cut during the COVID-19 pandemic.

Now Therefore Be It Resolved that the Municipality of Lakeshore calls on the Ontario government to recognize the severity of the health human resources crisis in Ontario and take urgent action to recruit and retain skilled, experienced nurses and health-care professionals; and further

That the Municipality of Lakeshore calls on the Ontario government to repeal Bill 124, legislation that suppresses the wages of nurses and health-care professionals and prevents collective bargaining to keep up with inflation; and further

That a copy of this Resolution be sent to:

- The Premier of Ontario, the Ontario Minister of Health, and the Ontario Minister of Long-Term Care
- The Leader of the Official Opposition, the Opposition Critic for Health, and the Opposition Critic for Long-Term Care
- All Members of Provincial Parliament representing constituencies in Lakeshore
- The Association of Municipalities of Ontario (AMO) requesting they share with all their member municipalities.

**2. Councillor Walstedt - Rat Abatement Service**

112

**Recommendation:**

That Council direct Administration to develop a business case to assess the value of introducing a Rat Abatement Service, to include proposed levels of service, cost and resourcing required to support delivery.

**19. Question Period**

**20. Non-Agenda Business**

**21. Consideration of By-laws**

**Recommendation:**

By-law 79-2022 be read a first and second time and provisionally adopted; and

By-laws 64-2022, 76-2022, 77-2022, 82-2022 and 83-2022 be read and passed in open session on September 13, 2022.

- |    |  |     |
|----|--|-----|
| 1. | By-law 64-2022, Being a By-law to amend By-law 2- 2012, Zoning By-law for the Municipality of Lakeshore (ZBA-28-2021)            | 113 |
| 2. | By-law 76-2022, Being a By-law to Confirm Proceedings of Council for July 6 and July 12, 2022                                    | 115 |
| 3. | By-law 77-2022, Being a By-law to Adopt a Municipal Services Corporation Asset Transfer Policy                                   | 116 |
| 4. | By-law 79-2022, Being a By-law for the Bridge over the Malden Road Drain in the Municipality of Lakeshore in the County of Essex | 121 |
| 5. | By-law 82-2022, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-11-2022)             | 122 |
| 6. | By-law 83-2022, Being a By-law to Confirm the Proceedings of the August 9, 2022 Council Meeting                                  | 124 |

**22. Adjournment**

**Recommendation:**

Council adjourn its meeting at \_\_\_\_ PM.

# Municipality of Lakeshore – Report to Council

## Growth & Sustainability

### Community Planning



**To:** Mayor & Members of Council

**From:** Ian Search, Planner II

**Date:** August 26, 2022

**Subject:** Zoning By-law Amendment (ZBA-11-2022) – 6405 Main Street Comber

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### Recommendation

Approve Zoning By-law Amendment Application ZBA-11-2022 (By-law 82-2022, Lakeshore By-law 2-2012), to permit a Library as an additional permitted use, and to permit a minimum of six parking spaces for a Library, at 6405 Main Street (Comber) as shown on the Appendix A – Key Map, as presented at the September 13, 2022, Council meeting.

### Background

The subject property is located at 6405 Main Street in the settlement area of Comber. It is entirely designated 'Central Area' in the Municipality of Lakeshore Official Plan and is zoned Central Area Exception 17 (CA-17) Zone in the Lakeshore Zoning By-law.

The subject property is owned by the Municipality of Lakeshore. There is an existing building on the property that was used as a medical office in the past. That building is now to be used by Essex County Library. Essex County Library is relocating operations from the facility located across the street from the subject property – located at the Fire Station building at 6400 Main Street, and requires a facility that can meet accessibility needs prior to their reopening. The library use can be made accessible at 6405 Main Street and Essex County Library currently awaits the renovations to be completed to move their Comber location.

The CA-17 zone does not permit a library use. Therefore, a Zoning By-law Amendment proposes to add a library as an additional permitted use on the site. Additionally, the proposed amendment will permit a minimum of 6 off-street parking spaces for the library.

Subject Lands	Overall Lot Area – 1003.35m <sup>2</sup> (10,800sqft) Proposed Use – Library Access – From alley at rear of property Services – municipal water and sanitary
Neighbouring Land Uses	Mix of single detached dwellings and local commercial

Official Plan	Central Area
Zoning By-law	Central Area Exception 17 (CA-17) Zone

## Comments

### Provincial Policy Statement and County of Essex Official Plan

There are no issues of provincial significance raised by the application. The subject property is in a secondary settlement area in the County of Essex Official Plan. Redevelopment on existing lots of record, including the creation of new uses, is permitted within this type of settlement area.

### Lakeshore Official Plan

The subject property is located within an Urban Area in the Lakeshore Official Plan which is intended to accommodate a full range and mix of uses, including institutional uses. Additionally, the Official Plan states that the Municipality will promote redevelopment of underutilized sites in the Urban Areas.

The subject property is designated Central Area in the Official Plan and is located within a Secondary Node. Secondary Nodes may accommodate a diverse range and mix of community serving uses such as institutional uses. A library use is specifically permitted within the Central Area designation.

### Zoning By-law

The Central Area Exception 17 (CA-17) Zone does not permit a library. A Zoning By-law Amendment is needed to include a library as an additional permitted use on the site.

The Zoning By-law requires ten parking spaces or one parking space for every 93.0 m<sup>2</sup> of gross floor area, whichever is greater. The amendment proposes to include relief from this parking requirement to permit a minimum of six parking spaces for the library. This is considered appropriate for the site to provide minimum parking space dimensions and parking aisle requirements, as well as to buffer the parking area from neighbouring land uses. On-street public parking is also available within close proximity of the property.

It is proposed that the parking area will be redeveloped through the site plan control process to introduce asphalt, address stormwater management, and add a vegetative buffer adjacent to the south side lot line (Appendix B – Sketch).

### Conclusion

Administration recommends approval of the Zoning By-law Amendment, as it is consistent with the Provincial Policy Statement and conforms to the County of Essex and the Municipality of Lakeshore Official Plan.

## Others Consulted

Notice was given to agencies and the general public as required under the provisions of the *Planning Act* and Regulations. As of the writing of this report, no comments were received from the public and no concerns were expressed from any agencies.

## Financial Impacts

There are no budget impacts resulting from the recommendation.

## Attachments:

Appendix A – Key Plan

Appendix B – Sketch

## Report Approval Details

Document Title:	ZBA-11-2022 Report - 6405 Main Street.docx
Attachments:	- Appendix A – Key Plan.pdf - Appendix B - Sketch.pdf
Final Approval Date:	Sep 8, 2022

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

Prepared by Kristina Brcic and Aaron Hair

Submitted by Tammie Ryall

Approved by Krystal Kalbol, Justin Rousseau and Truper McBride





**MCALLISTER ST**

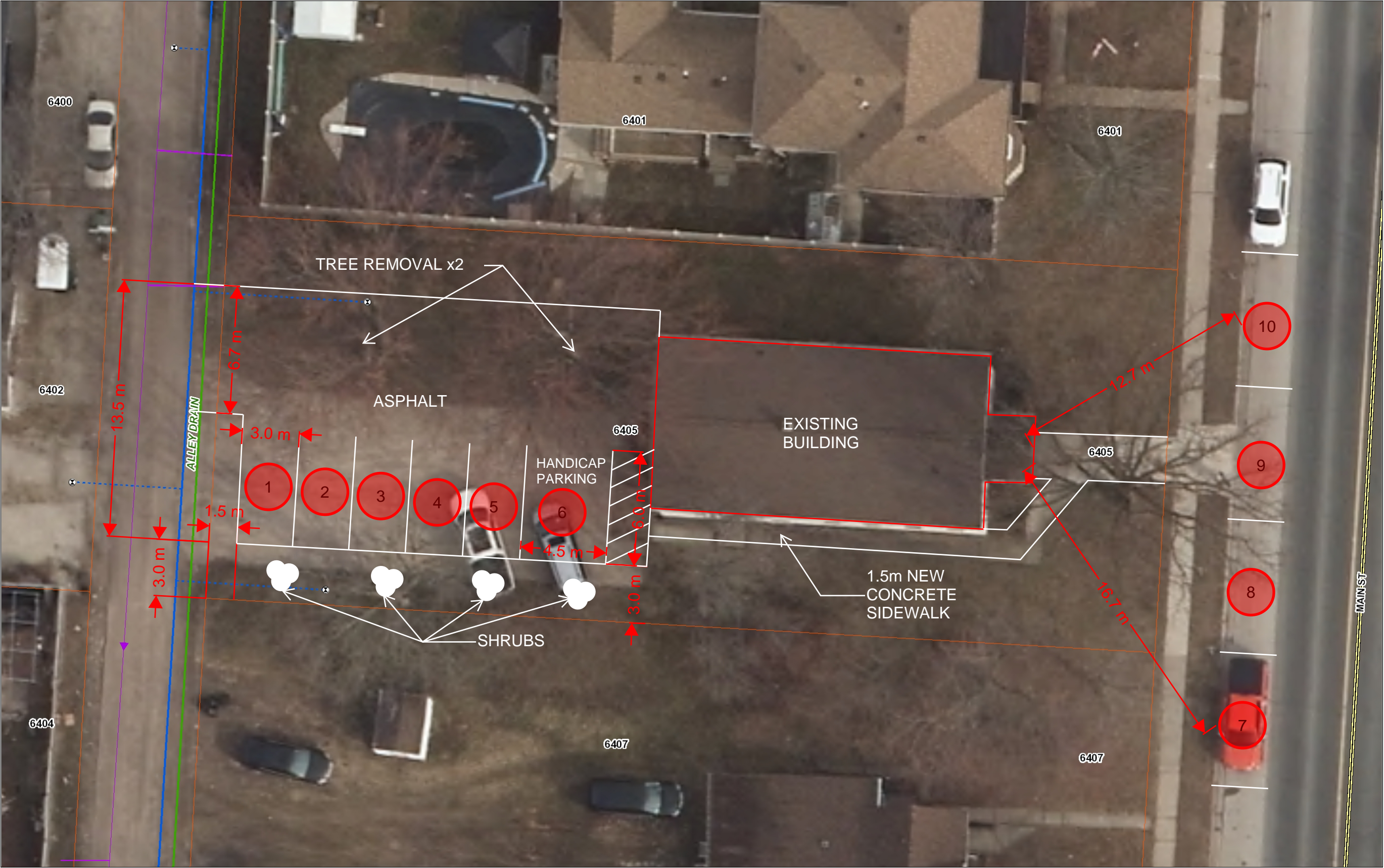


**6405 MAIN ST**

**SUBJECT LAND**

**MAIN ST**





## Legend

- Tax Parcel
- Address Label
- WorkingParcel
- Street Centreline
- <all other values>
- CNTY
- LAK
- PRIV
- PROV
- Municipal Drain
- Name
- Storm Catch Basin
- Storm Manhole
- Storm Main
- Storm LateralLine
- Sanitary Manhole
- Rain Cap - Yes
- Rain Cap - No
- Sanitary Valve
- Sanitary LateralLine
- Sanitary Main
- GRAVITY
- FORCE MAIN
- Water Valve
- MAIN LINE
- BLOW OFF
- SECONDARY
- AIR RELEASE
- AUTO FLUSH
- Water Curb Stop
- Water Lateral Line
- RECORD DRAWING
- ESTIMATED
- Water Main
- Drainage LateralLine

1: 200



Notes:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

# Municipality of Lakeshore – Report to Council

## Operations

## Capital Projects



**To:** Mayor & Members of Council  
**From:** Jill Fiorito, Drainage Superintendent  
**Date:** August 16, 2022  
**Subject:** Puce Road, Major Street and Lilydale Avenue Drainage Improvements

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### Recommendation

Approve the Preliminary Engineer's report for the Puce Road, Major Street and Lilydale Avenue Drainage Improvements and instruct N.J. Peralta Engineering to prepare a full Engineer's report in accordance with section 10(5) of the *Drainage Act*, as presented at the September 13, 2022 Council meeting.

### Background

Puce Road, Major Street and Lilydale Avenue experienced significant drainage issues for several years. This area is serviced by a comprehensive system of several municipal drainage systems that require improvements.

A request to sign Section 78 under the Drainage Act was brought to Council by the Municipality of Lakeshore (the Road Authority) on January 22, 2018. This was passed and Section 78 was signed and filed on February 8, 2018.

Based on the inadequate drainage and subsequently the continuous deterioration of the roadway, reconstruction of these roadways was included in the Municipality's 5-year capital road plan. Further, under the Municipality's capital plan, these roadways will be upgraded to an urban cross section.

N.J. Peralta was appointed as the Drainage Engineer to commence the Drainage Act process (Section 78) and proceed with an investigation of the drainage system(s) to address drainage concerns and recommend upgrades to increase service levels. Once the drainage improvements were undertaken the Municipality will be in a position to be able to reconstruct the roadway.

Various meetings and discussions were held with the affected landowners to review the details of the Draft Drainage Report to better understand the preference related to the drainage improvements along Puce Road, Major Street and Lilydale Avenue. A preliminary report was prepared and provided to the affected landowners, pre-



consideration meetings were conducted, and a questionnaire was mailed to the affected landowners.

The questionnaire provided various options (as outlined below) and were used to aid in establishing an appropriate direction for recommending the required drainage improvements.

In total, 129 questionnaires were mailed to the affected landowners. The Municipality received 72 returned responses, equating to a 55.8% response rate.

The following chart outlines a summary of the options that were provided and the preference of the landowners:

<b>Drainage ID</b>	<b>System Location</b>	<b>Option Preference (by percentage)</b>
<b>Part A-1</b>	<b>Puce Lots Drain No. 1 Flood Protection, Specific to those affected along the north side of Major Street</b>	
	Option 1: Redirect Flows to Puce River Watershed	63.60%
	Option 2: Status Quo (remain in 4th Concession Drain Watershed)	36.40%
<b>Part A-2</b>	<b>Puce River Watershed Flood Protection, North of VIA Rail - Lilydale Ave. (West) and Puce Road (North)</b>	
	Option 1: Separate Pumps	30.00%
	Option 2: Consolidate Pump with South Side	16.70%
	Option 3: Status Quo (No Pumps)	53.30%
<b>Part A-3</b>	<b>Puce River Watershed Flood Protection, South of VIA Rail – Major St. and Puce Road (South)</b>	
	Option 1: Separate Pumps	21.70%
	Option 2: Consolidate Pump with North Side	34.80%
	Option 3: Status Quo (No Pumps)	43.50%
<b>Part B-1 &amp; B-4</b>	<b>Major St and Puce Road (South) Drainage Improvements</b>	
	Option 1: Replace System to Puce River	56.50%
	Option 2: Replace System toward Puce Lot Drain No.1 (VIA Rail)	8.70%
	Option 3: Status Quo (No Replacement)	34.80%
<b>Part B-2</b>	<b>Lilydale Ave. (East) Drainage Improvements</b>	
	Option 1: Replace System to Singular Drainage System	23.50%
	Option 2: Replace System with Multiple Outlets to VIA Rail	29.40%
	Option 3: Status Quo (No Replacement)	47.10%
<b>Part B-3</b>	<b>Lilydale Ave. (West) Drainage Improvements</b>	
	Option 1: Replace System to Singular Drainage System	12.50%
	Option 2: Replace System with Multiple Outlets to VIA Rail	33.30%
	Option 3: Status Quo (No Replacement)	54.20%
<b>Part B-5</b>	<b>Puce Road (North)</b>	
	Option 1: Redirect Flows to New Outlet (Via Rail)	50.00%
	Option 2: Status Quo (No Improvements)	50.00%

Based on the above responses, the Preliminary Engineer's report for the Puce Road, Major Street and Lilydale Avenue Drainage Improvements dated August 19, 2021 (by N.J. Peralta Engineering Limited), was finalized in accordance with the Drainage Act R.S.O 1990 and was further considered at the Drainage Board meeting held on July 4, 2022.

## **Comments**

At the Drainage Board meeting on July 4, 2022, the consensus of the Board Members was that the drainage improvements and upgrades be completed as outlined in the Preliminary Report (including Part B-5, Puce Road North which encompasses Lilydale Avenue) so that the forthcoming road improvements could take place.

Further the Board recommended the following:

Council approves the Preliminary Engineer's report for the Puce Road, Major Street and Lilydale Avenue Drainage Improvements and instruct N.J. Peralta Engineering to prepare a full Engineer's report in accordance with Section 10(5) of the Ontario Drainage Act.

Should Council approve the Preliminary Engineer's report, accepting the Drainage Board's recommendation, the following steps will be undertaken:

1. Proceed with preparation of the Full Engineer's Report and submit the Engineer's Final Report to the Municipality;
2. Conduct a meeting to consider the Final Engineer's Report;
3. Approval of the Drainage Board Committee recommendation, first and second reading of the By-law at Council (subject to the outcome of the Meeting to Consider and associated appeals process);
4. Convene a Court of Revision where landowners may appeal their assessment. The Drainage Board Committee may direct the Engineer to revise the assessment contained in the report. All affected landowners must then be advised of any revisions and the provisions under the Drainage Act for further appeal;
5. Third reading of the By-law at Council (pending the outcome of the above); and
6. Tender and construction of the drainage works, in phases as required (following the above proceeds through the approval process).

## **Others Consulted**

The Drainage Board was consulted.

Essex Region Conservation Authority was also consulted on this project.

## Financial Impacts

All costs associated with these works will be assessed out according to the proportions that will be outlined in the final Engineer's Report, including the Road Authorities proportion.

## Report Approval Details

Document Title:	Puce Road, Major Street and Lilydale Avenue Drainage Improvements .docx
Attachments:	
Final Approval Date:	Sep 8, 2022

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

Prepared by Jill Fiorito

Submitted by Krystal Kalbol

Approved by Justin Rousseau and Truper McBride

# INTEGRITY COMMISSIONER REPORT TO COUNCIL ON ACTIVITIES FROM 1 JANUARY 2022 TO 30 JUNE 2022

Bruce P. Elman LL.D.  
Integrity Commissioner  
25 July 2022

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## PART I – INTRODUCTION

### **History of The Office of Municipal Integrity Commissioner:**

The Office of Municipal Integrity Commissioner came into existence in the Province of Ontario with amendments to the *Municipal Act 2001*, effective January 1<sup>st</sup>, 2007. The Municipality of Lakeshore created the Office of the Integrity Commissioner pursuant to *By-law 22-2019* on the 19<sup>th</sup> of February 2019 (Effective December 1<sup>st</sup>, 2018). The **Code of Conduct** for Members of Council, including the Mayor, and the Members of certain Local Boards and Committees was established as Schedule “B” to the *Procedural By-law 94-2017* (Effective December 12<sup>th</sup>, 2017). The **Complaint Management Protocol** – Schedule “A” to *By-law 106-2019* – was passed by Council on the 10<sup>th</sup> of September 2019. As noted in my last Report to Council, a revised Code of Conduct, entitled **Code of Conduct for Members of Council, Local Boards and Committees**, was passed by Council on April 20<sup>th</sup>, 2021 [*By-law 35-2021*]. (Links to all Documents may be found on the Integrity Commissioner’s webpage here: <https://www.lakeshore.ca/en/municipal-services/integrity-commissioner.aspx>.)

In July of 2019, I was asked to serve as the Acting Integrity Commissioner for the Municipality of Lakeshore. On the 10<sup>th</sup> of December 2019, Council appointed me as Integrity Commissioner pursuant to *By-law 137-2019* (Effective January 1<sup>st</sup>, 2020). I entered into a contractual agreement with the City of Windsor, the Town of Amherstburg and the Municipality of

Lakeshore to share Integrity services. This contract took effect on the 1<sup>st</sup> of January 2020. It expired on the 31<sup>st</sup> of December 2021 but, with regard to the City of Lakeshore and the Municipality of Lakeshore, was subsequently extended until June 30<sup>th</sup>, 2022. (The Town of Amherstburg renewed the Agreement for a further three years.)

## Reports:

My first Report to Lakeshore Council – entitled an “Update on Activities” – covered the period from my appointment to October 31<sup>st</sup>, 2020 and may be found at this link:

<https://www.lakeshore.ca/en/municipal-services/resources/Integrity-Commissioner---Update-on-Activities.pdf>. My second Report, covering the period from November 1<sup>st</sup>, 2020 until

December 31<sup>st</sup>, 2021 may be found at this link: <https://pub-lakeshore.escribemeetings.com/filestream.ashx?DocumentId=7341>. This Report – my final Report -- covers the six-month extension period from January 1<sup>st</sup>, 2022 to June 30<sup>th</sup>, 2022.

## Primary Functions of the Integrity Commissioner:

The Integrity Commissioner has four primary functions:

- (1) Education;
- (2) Advice;
- (3) Complaint Investigation; and
- (4) Complaint Resolution and Adjudication.

In addition, the Integrity Commissioner, in some instances, has a role to play as the Municipality develops its policies, including the **Code of Conduct** itself, or as the Municipality responds to legislative initiatives or policy developments from the Province of Ontario. Over the past six months, I have not been involved with the Municipality in any policy development regarding integrity issues.

## PART II – THE EDUCATION FUNCTION

### Education and Training:

No educational programs or training seminars took place during this six-month period. As I indicated in my last Report, a Municipal Election will be held in October, 2022. Once the new Council has been sworn-in and appointments have been made to Local Boards and Council Committees, a more robust Education and Training Program should be instituted. This should involve an in-depth discussion with Members of Council regarding the new **Code of Conduct** using examples drawn from other Municipalities. Materials should be developed for this session. The Council training should be replicated, in a slightly condensed fashion, with Members of Local Boards, Agencies, and Committees, all of whom are subject to the provisions of the **Code of Conduct**. A strong Education and Training program will be very important after the 2022 Municipal Election, not just for new and continuing Councillors, but also for those members of the Community who are appointed by Council to Local Boards, Agencies, and Committees. The first line of prevention against violations of **Code of Conduct** is Education and Training. It should be given a high priority following the next Municipal Election.

## PART IV -- ADVISORY FUNCTION

### Requests for a Formal Letter of Advice:

As I noted in my last Report, the **Code of Conduct** recognizes the importance of the Advice function and incentivizes its use. The **Code of Conduct** of Lakeshore, Rule 19.0 provides: “Any written advice given by the Integrity Commissioner to a Member binds the Integrity Commissioner in any subsequent consideration of the conduct of the Member, as long as all of the relevant facts known to the Member were disclosed in writing to the Integrity Commissioner prior to the written advice being requested.” In this way, the Member is protected from any

future Complaints regarding the same matter on which the Integrity Commissioner's advice has been sought out in advance and, subsequently, followed.

From January 1<sup>st</sup>, 2022 to June 30<sup>th</sup>, 2022, there was one request for a Formal Letter of Advice.

### **Advisory Bulletins:**

The purpose of Advisory Bulletins is, in part, educative but also preventative. Advisory Bulletins are intended to provide guidance to Members of Council and others to whom the **Code of Conduct** applies so that they can avoid violations of the **Code**. Advisory Bulletins are placed on the Integrity Commissioner's webpage and are, therefore, available to Members of Council, Local Boards, Agencies, and Committees and the public at large.

During this Reporting period, I issued one Advisory Bulletin -- *Advisory Bulletin Regarding Pecuniary Interest in Land*. This Advisory Bulletin may be found at this link: <https://pub-lakeshore.escrimemeetings.com/filestream.ashx?DocumentId=6290>.

### **Brief Advice:**

There were no instances of Brief Advice during this Reporting period.

## **PART V – INQUIRIES AND COMPLAINTS**

### **New Files:**

There were no new Complaints during this period.

### **Brief Service:**

There were no instances of Brief Service during this period

## Part VI – Conclusion

It has been an honour to serve as the Integrity Commissioner for the Municipality of Lakeshore for the past two and a half years.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bruce P. Elman". The signature is fluid and cursive, with the first name "Bruce" being more prominent.

Bruce P. Elman LL.D.  
Integrity Commissioner,  
c/o Clerks Office, Town Hall  
419 Notre Dame, Belle River, Ontario N0R 1A0



# Municipality of Lakeshore – Report to Council

## Growth & Sustainability

### Community Planning



**To:** Mayor & Members of Council

**From:** Ian Search, Planner II

**Date:** August 30, 2022

**Subject:** Zoning By-law Amendment Application ZBA-4-2022, John Thomas and Ruth Ann Fuerth

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### Recommendation

Defer Zoning By-law Amendment Application ZBA-4-2022 (Bylaw 75-2022) to remove the Holding Symbol (h6) from the subject lands (indicated on the Key Plan, Appendix A) for two years or earlier to allow a drainage outlet to be created under the *Drainage Act* to accommodate the provisional consent as presented at the September 13, 2022 Council meeting.

### Background

The subject property is a 27.19 hectare (67.19 acre) parcel of farmland located south of County Road 46 on the northeast corner of County Road 27 and S. Middle Road, known municipally as 2462 County Road 27 (See Appendix '1').

The subject property is designated "Agricultural" and "Hamlet" in the Lakeshore Official Plan. In the Lakeshore Zoning By-law, it is split zoned Agriculture (A) and Hamlet Residential (HR) holding symbol h6. Existing uses are the only uses permitted in the HR(h6) zone until the holding symbol is removed. The condition for removal of the holding symbol is:

"that adequate sewage disposal and the provision of other services has been accommodated in accordance with Section 7.0 of the Town of Lakeshore Official Plan, development applications are approved, various agreements are in place, plans of subdivision or condominium are approved, where necessary".

Recently, provisional consent (File: B/4/2022) was granted to sever three residential lots from the farm parcel. The lots will have frontage on S. Middle Road between Church Street and County Road 27. They will be located within the portion of the subject property designated "Hamlet" and zoned HR(h6). In order to meet conditions of the provisional consent, the applicant submitted a rezoning application to remove the holding symbol from the zoning affecting the severed lots. Removal of the hold symbol would allow each

of the severed lots to be developed for the permitted uses under the Hamlet Residential (HR) zone once they are registered.

### ***August 9<sup>th</sup> Council Meeting***

The Zoning By-law Amendment to remove the holding symbol was brought forward to Council at the August 9<sup>th</sup> Council meeting. Prior to that meeting, concerns were received from the Operations Department regarding the need for drainage works to establish a legal drainage outlet for the approved lot creations. Council made a decision to defer consideration of the application to the September 13, 2022 Council meeting and directed Administration to prepare a plan regarding how to expedite the holding symbol removal.

The subject property currently outlets directly into a roadside drain on South Middle Road which is managed and maintained by the Municipality. Development of the three severed lots represents a change in land use from agriculture to residential that will create additional stormwater runoff. A sufficient legal outlet must be created to accommodate the proposed plan. This will address any adverse impacts that additional runoff may have from these lots.

The applicant will establish a sufficient legal outlet for the lots under the Drainage Act to the satisfaction of the Municipality. Specifically, a connection into the Croson Drain (a municipal drainage system) located on the south side of South Middle Road will be established that spans the length of the frontage of all the three lots. This work is to be completed prior to officially registering the lots.

The Operations Department is requiring an enclosure of the drain in order for the new connection to be satisfactory. Drain enclosure is the preferred methodology for the following reasons:

- Drain enclosures are more cost effective than constructing individual culverts for each lot
- Drain enclosures have long life expectancy and require less maintenance as the underground infrastructure is protected and undisturbed
- An open drain requires more routine maintenance from the landowner including mowing of challenging slopes and potential for stagnant water
- An open drain requires monitoring and sediment removal

Removing the holding symbol from the zoning affecting the severed lots will only be appropriate after a sufficient legal outlet is established for the drainage of the lots. The condition for removal of the holding symbol requires that the provision of services is accommodated in accordance with Section 7.0 of the Lakeshore Official Plan, which includes stormwater management. The Operations Department is working with the proponent in expediting the process for the required drainage works which has already commenced.

Under subsection 53 (23) of the *Planning Act*, Community Planning will also be bringing forward a report to the Committee of Adjustment requesting that they add the drainage

works as a condition to their provisional consent approval. The draft wording of this condition is as follows:

"The applicant is required to initiate and complete work under Section 4 under the Drainage Act to the satisfaction of the Municipality. This is required to create a subsequent connection into the Croson Drain (a municipal drainage system) located on the south side of South Middle Road. The subsequent connection is required to span the length of the frontage of all the proposed 3 properties and shall be completed prior to the stamping of the deed."

The applicant currently has until March 18, 2024 to fulfil their conditions of provisional consent approval. If the Committee of Adjustment makes the decision to change the conditions of the provisional consent approval by adding the recommended condition, then the applicant will have two years from the date notice is given of the change to satisfy the conditions of provisional consent approval. Administration is planning on bringing the request to the Committee of Adjustment at their September 14<sup>th</sup> meeting.

Severed Lots	Lot Area – two lots each 0.381 acres, one lot 0.559 acres Existing Use – Agriculture Proposed Use – Residential Access – S. Middle Road Services – Municipal water and sanitary services
Neighbouring Land Uses	North – Agricultural South - Residential East – Residential, Parkland West – Residential
Official Plan	"Agricultural" and "Hamlet"
Zoning By-law	Agriculture Zone (A) and Hamlet Residential (HR(h6))

## Comments

### ***Provincial Policy Statement, County of Essex Official Plan and Lakeshore Official Plan***

There are no issues of provincial significance raised by this application.

The subject property is designated "Secondary Settlement Area" in the County of Essex Official Plan. All types of land uses are permitted within the "Secondary Settlement Area" subject to specific land use policies of the local Official Plan. Infill development of this nature is permitted.

The subject property is designated "Agricultural" and "Hamlet" in the Lakeshore Official Plan. Development of the severed lots will occur entirely within the portion of the subject property designated "Hamlet", which permits low density residential dwellings.

Essex Region Conservation Authority (ERCA) was circulated the proposal for comment. No comments were received from this agency at the time of writing this report. ERCA was circulated the consent application when the proposal was considered by the Committee of Adjustment and stated they had no objection to the lot creations.

### ***Zoning By-law***

Development of the severed lots will occur entirely on lands zoned HR(h6). Removal of the holding symbol was imposed as a condition by the Committee of Adjustment on their approval of the lot creations.

The condition for removal of the holding symbol is “that adequate sewage disposal and the provision of other services has been accommodated in accordance with Section 7.0 of the Town of Lakeshore Official Plan, development applications are approved, various agreements are in place, plans of subdivision or condominium are approved, where necessary”.

The availability of municipal water and sanitary services has been confirmed. The applicant applied through the consent process for lot creation and obtained provisional consent from the Committee of Adjustment earlier this year. In terms of services for stormwater management, the Operations Department is working with the proponent in expediting the process for the required drainage works which has already commenced.

### **Conclusion**

Based on the foregoing, Administration recommends that Council defer ZBA-4-2022 (Bylaw 75-2022) for two years or earlier, as per the Recommendation section of the report.

Should Council wish to approve the application, a By-law removing the holding provision will be prepared for the next Council meeting.

### **Others Consulted**

Notice was given to agencies and the general public as required under the provisions of the *Planning Act* and Regulations for the August 9<sup>th</sup> Council meeting.

### **Financial Impacts**

There are no budget impacts resulting from the recommendation.

### **Attachments**

Appendix A – Key Plan

Appendix B – Reference Plan

### Report Approval Details

Document Title:	ZBA-4-2022 - Fuerth H Removal - Revisited.docx
Attachments:	- Appendix A - Key Plan.pdf - Appendix B - Registered Plan.pdf
Final Approval Date:	Sep 8, 2022

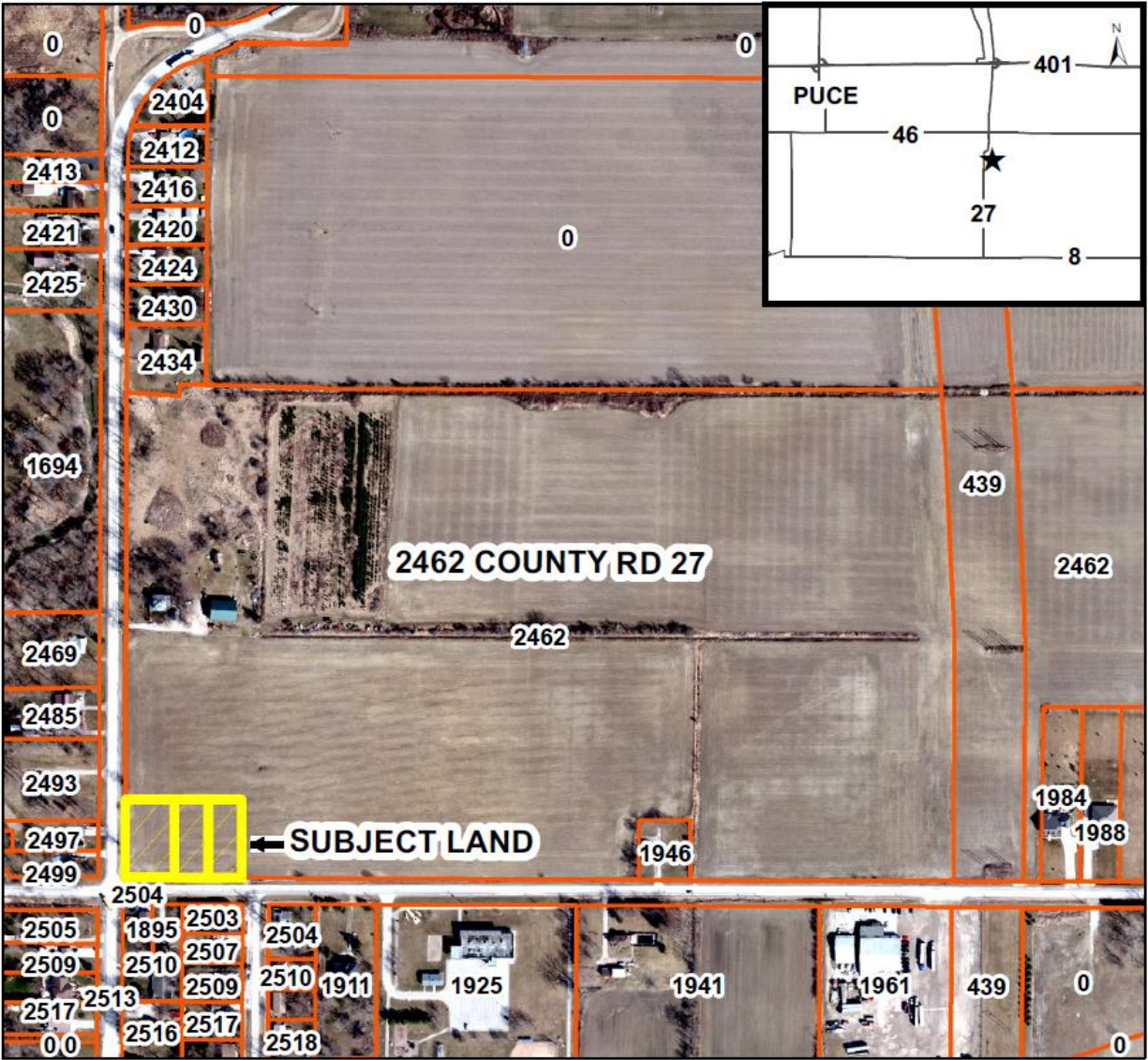
This report and all of its attachments were approved and signed as outlined below:

Prepared by Ian Search, Kristina Brcic and Aaron Hair

Submitted by Tammie Ryall

Approved by Krystal Kalbol, Justin Rousseau and Truper McBride

## Appendix A – Key Plan







# Municipality of Lakeshore – Report to Council

## Growth & Sustainability

### Community Planning



**To:** Mayor & Members of Council

**From:** Aaron Hair, MCIP, RPP, Division Leader – Community Planning

**Date:** September 8, 2022

**Subject:** Giorgi Subdivision (347 Renaud Line) Zoning By-law Amendment Application ZBA-28-2021 and Draft Plan of Subdivision Public Meeting – Revised Report

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### Recommendation

Approve Zoning By-law Amendment Application ZBA-28-2021 (By-law No. 64-2022), to Lakeshore Zoning By-law 2-2012, as amended), to rezone 347 Renaud Line Road, legally described as Part of Lot 4, Concession East of Puce River, designated as Parts 2 and 3 on Plan 12R22568, Lakeshore, subject to a Right-of-Way over Part 3 on Plan 12R22568 as in R375899, being all of the Property Identifier Number 75005-1536(LT), indicated as the “Subject Lands” on the Key Map, Appendix 1 from “Residential – Low Density (R1)(h4) Zone” to “Residential – Medium Density (R2)(h4)” zone;

Direct Administration to notify the County of Essex that the Municipality of Lakeshore supports the draft plan approval for the Giorgi Subdivision Development as described in the report “Giorgi Subdivision (347 Renaud Line) Zoning By-law Amendment Application ZBA-28-2021 and Draft Plan of Subdivision Public Meeting – Revised Report” presented at the September 13, 2022 Council Meeting; and,

Direct Administration to forward any comments from the public meeting to the County of Essex.

### Background

At the August 9<sup>th</sup> Council meeting the Public Meeting was closed, but Council deferred making a decision on the applications in order to review the sanitary sewage available for the proposal.

The following motion was passed:

307-08-2022

Defer consideration of the application to the September 13, 2022 Council meeting, for Administration to conduct a review of sanitary conveyance and capacity associated with ZBA-28-2021 and Draft Plan of Subdivision.



Result: Carried Unanimously

Subsequent to the meeting, Administration has confirmed that there is available sanitary conveyance for the proposed subdivision (Attachments 5 and 6). Under the 2003 Oakwood Agreement, the subject lands are identified as part of the “Renaud Line Development”, and consisted of 65.4 acres and reserved 288 units of sanitary capacity. 98 Units were absorbed as part of the Rosewood Subdivision, and after the Giorgi Subdivision (the subject application), there will be remaining reserved capacity for 83 Units. These additional 83 units are anticipated to be located on the northern side of Oakwood which will be included in the “Renaud Line Development”.

The Giorgi Subdivision proposes a development of 107 residential units: 37 being single detached dwellings, and 70 being semi-detached dwellings. The development will take place upon the property at 347 Renaud Line Rd which is currently vacant.

Primary access to the Giorgi Subdivision is through proposed Street ‘A’ which connects to Renaud Line. Street ‘B’ connects to the existing subdivision to the south. Future access to Oakwood Ave will be provided through future development of the vacant land found to the west.

Street C will provide frontage for future development opportunities for the strip of land to the north abutting Oakwood Ave which is under separate ownership.

The subject land is surrounded by residential development and is in close proximity to schools and River Ridge Park. All municipal services are available and the “Pirolì” storm water retention pond next to this site has been oversized for these lands.

Property to be Developed	347 Renaud Line Rd
Overall Area	7.86 Hectares
Current Use	Vacant Land
Proposed Use	Residential subdivision
Access	Main access to Renaud Line. Rosewood Subdivision streets, to the south and future access to Oakwood Ave to the west.
Services	Full Municipal Services
Official Plan	Primary Settlement Area
Zoning By-law	R1(h4) – Residential Low Density.

#### Adjacent Land Uses

North	Vacant Land for future residential development
South	Rosewood Subdivision (developed and built).
West	Vacant Land for future residential development
East	Residential, Single-family dwellings

## Proposed Development Details

Area of Draft plan (ha)	Total subdivision area: 7.86 ha
	Total residential area: 5.32 ha
Number of Proposed Lots	37 lots for Single Detached Dwellings
	70 lots for Semi Detached Dwellings
	107 Total Lots
Proposed Local Road ROW Width	20 Meter ROW width
Parkland	Cash in lieu of Parkland
Density (Dwellings/ha)	13.61 units per hectare
Minimum lot frontages	15.0 m – Single Detached
Required by R2 Zone	9.0 m – Semi-Detached (12.0 m for Corner Lots)
Minimum Lot areas	500 m <sup>2</sup> – Single Detached
Required by R2 Zone	270 m <sup>2</sup> – Semi-Detached
Zoning By-law	R2 Zone – Residential Medium Density

## Comments

### ***Provincial Policy Statement (PPS)***

The proposed subdivision is located in an urban settlement area, will provide for a mix of housing types (single and semi-detached) and will make efficient use of existing municipal services consistent with the policies of the Provincial Policy Statement (2020). Although it can be stated that the proposal supports and implements many of the document's policies, the proposed subdivision supports the following important policies which are specifically highlighted.

- Section 1.1.3.1, Settlement Areas, of the PPS states "Settlement areas shall be the focus of growth and development"
- Section 1.1.3.2(a), Settlement Areas, of the PPS states "Land use patterns...efficiently use land and resources"
- Section 1.1.3.2(b), Settlement Areas, of the PPS states "Land use patterns...are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion"
- Section 1.4.3, Housing – this section speaks to planning authorities providing for a range of housing options and densities, and this entire section is applicable.

### ***County Official Plan (COP)***

The County of Essex Official Plan designates the subject lands as a settlement area as seen in Schedule A1. Schedule A1 depicts the subject lands as a Primary Settlement area.

The proposed subdivision conforms to the COP due to the subject lands being within the urban settlement area.

### ***Lakeshore Official Plan (LOP)***

The current Lakeshore Official Plan designates the subject land as residential. The proposed plan of subdivision conforms with this designation by providing Single-detached dwellings, and Semi-detached dwellings.

The application for the Giorgi Subdivision conforms to the draft Emeryville Secondary Plan as it remains consistent with Section 2.2.2 Connecting and Internal Roads which maintains spacing for future roadway access. Future development along Oakwood Avenue will also be accessed through the subdivision right-of-ways.

### ***Zoning By-law***

The existing R1(H4), residential zoning on the lands does not permit any new development. The applicants have applied for a zoning bylaw amendment. As supported through the COP and the LOP residential designation and development of the subject lands would prove favorable. A designation under R2, residential zoning on the subject lands would permit the development of the proposed single-detached dwellings and semi-detached dwellings.

### ***Plan of Subdivision***

The draft plan consists of 37 lots for single detached residential use and 35 lots for semi-detached dwellings (70 units) (See Appendix 2). As the approval authority, the County of Essex may grant draft approval to the plan and include conditions of approval which must be fulfilled by the developer within three years.

The conditions of draft subdivision plan approval will include the developer's obligations to the Municipality, including but not limited to the following:

- Provision of performance and maintenance securities to guarantee satisfaction of the developer's obligations under the subdivision agreement;
- Provision of a mud deposit to keep Lakeshore's roads and other lands free from dirt and debris during construction;
- Provision of a payment for boulevard trees to enhance the streetscape;
- Payment of any outstanding taxes and other accounts (i.e. legal and engineering fees);
- Provision of public liability and property insurance during the period of construction;

- Allocation of sanitary sewage treatment capacity for the plan.
- Compliance with the Lakeshore Development Manual for the construction of roads, sewers, watermains, stormwater, parks, sidewalks, lighting, fencing and other services in the subdivision;
- Requirement to post on all road frontages, a subdivision map to show the lotting pattern, land uses, roadways, sidewalks etc.; and
- Requirement to submit a Construction Management Plan.

### ***Draft Plan Considerations***

#### *Local Roads*

The proposed development will include a local road network with a right-of-way width of 20.0 meters. This proposed network contains 7 unnamed streets currently classified as Streets A through G.

In accordance with Zoning By-law 2-2012, as amended, site triangles are required on all corner lots and must conform to the guidelines set out in section 6.53. Visibility triangles are not the responsibility of the municipality and are to be maintained by the owners/occupants of the lots in which they reside.

#### *Traffic / Signalization*

No Traffic Impact Assessment was required as IBI completed an impact assessment for the creation of the Emeryville Secondary Plan to study the impact of future development within the subject area. No comments of significant concern were presented. Therefore, no future traffic assessment and considerations are needed.

#### *Pedestrian Facilities*

As per the Municipality's Development Manual, sidewalks will be required on one side of the right-of-way on all local roads (excluding cul-de-sacs) internal to the proposed subdivision.

#### *Parkland*

Under section 51 of the *Planning Act* the municipality may acquire up to 5% of the lands being developed through the Plan of Subdivision process for park purposes or collect the cash value of 5% of the property in lieu of parkland dedication.

Administration recommends cash-in-lieu of parkland dedication on a per unit rate, as per Lakeshore's Parkland Dedication and Cash in Lieu By-law. It should be noted that the By-law is currently being reviewed and an updated cash-in-lieu rate and by-law will be presented to Council at this Council meeting (September 13).

### *Site Servicing*

According to the proposed development location within a primary settlement area, services such as water supply and sewage disposal shall be provided. Administrative comments confirm both that municipal water supply and sanitary sewer services are available to service the subject lands. Sanitary servicing for the site will be through the existing municipal sanitary sewer system. The 2003 Oakwood Trunk Sanitary Sewer system currently allocates sanitary treatment capacity to these lands until 2023. Further details are included in the Background Section, and in Attachments 5 and 6.

Water servicing for the site will be through the existing municipal watermain system. Detailed review will be undertaken through the submission of more detailed engineering drawings, following approval of the draft plan. Electrical distribution, telecommunications and natural gas are available for the site.

Regarding sewage capacity at the Denis St. Pierre Sewage Treatment Plant, the subdivision application has been in process for several year, and Administration considers this subdivision to be in category "2" as described in the December 2020 report to Council, and can proceed to the draft plan approval stage of development. The subdivision agreement will contain provisions regarding the timing of development and the connection to the Denis St. Pierre Sewage Treatment Plant.

### *Stormwater Management*

To satisfy the requirements of the storm water management plan for development along Renaud Line the implementation of both quantitative and qualitative protection measure is to be constructed. Protection measures include on-site source controls, conveyance system controls, end of pipe controls, and construction period runoff quality protection. This storm water management plan will be implemented through the conditions of draft approval and the subdivision agreement. The stormwater facility that the proposed development would utilize is in the Rosewood Subdivision. During construction of the Rosewood subdivision all stormwater infrastructure and the pond were oversized to accommodate the run-off generated from this proposed development. Based on the current design and layout of the proposed subdivision, no improvements are required to the existing storm infrastructure.

### *Archeological Assessment*

A stage 1 and 2 Archeological Resource Assessment was conducted by Archeoworks Inc. Based on their findings the proposed site is considered to have low cultural heritage value or interest, therefore requiring no further testing.

### *Affordable Housing*

As per section 4.3.1.3 of Lakeshore's Official Plan (2010), the Municipality will work with the County of Essex to identify targets for housing that is affordable to low and moderate income households and that the Municipality will encourage the provision of affordable housing.

Under the 2021 Official Plan (Pending County Approval), the Municipality will seek to achieve 20% of all new residential development on an annual basis, to meet the Municipality's definition of affordable housing, which may include ownership housing or rental housing.

*Affordable: in the case of housing, means:*

*a) in the case of ownership housing, the least expensive of:*

- i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*
- ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.*

*b) in the case of rental housing, the least expensive of:*

- i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or*
- ii) a unit for which the rent is at or below the average market rent of a unit in the regional market area. (Source: PPS, 2020)*

At this time, there is no information on how the proposed subdivision will meet the affordability criteria. We assume that the lots will not be affordable. However, it is noted that semi-detached units do create a mix of housing types.

### *Noise and Vibration*

A Noise and Vibration Impact Assessment was conducted upon the proposed site due to the proximity to the CP Rail line. Based on the report the study area is within the guideline limits set by the Ontario Ministry of the Environment, Conservation and Parks and requires no further assessments and considerations.

## Others Consulted

The County of Essex has provided Lakeshore with written comments from the following agencies:

Bell Canada (No Objections) Requested the following condition:

- *"The Owner agrees that should any conflict arise with existing Bell Canada Facilities where a current and valid easement exists within the subjected area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."*

Canada Post (No Objections)

- Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
- If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install, and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Canadian Pacific Railway Facility (No Objection) requested the following condition:

- *"Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."*

Essex Region Conservation Authority (No Objection) Requests the following Conditions:

- *That the subdivision agreement, between the Owner and the Municipality, contain provisions, to the satisfaction of the Municipality and the Essex Region Conservation Authority, that stipulates, that prior to obtaining final approval, for any phase of the development, that the Owner, will finalize an engineering analysis, to identify stormwater quality and quantity measures, as necessary to control any increase in flows in downstream watercourses, in accordance with the Windsor-Essex Region Stormwater Management Standards Manual and any other relevant municipal/provincial, standards or guidelines, in consultation, with the ERCA;*
- *That the subdivision agreement between the Owner and the Municipality contain provisions, that requires, that the Owner, installs the stormwater management measures, for any phase of the development, identified in the final engineering analysis completed, as part of the development for the site and undertake to implement the recommendations contained therein, to the satisfaction of the Municipality and the Essex Region Conservation Authority;*
- *That prior to final approval the Essex Region Conservation Authority shall require a copy of the fully executed subdivision agreement between the Owner and the Municipality, in wording acceptable to the Essex Region Conservation Authority, containing provisions to carry out the recommendations of the final plans, reports and requirements noted above;*

- *That prior to undertaking construction or site alteration activities, any necessary permits or clearances, be received, from the Essex Region Conservation Authority, in accordance with Section 28 of the Conservation Authorities Act. If the works are located within an area, not regulated by Section 28 of the Conservation Authorities Act, then a Development Review, must be obtained from the Essex Region Conservation Authority, prior to undertaking construction or site alteration activities; and*
- *That 1156756 ONTARIO LIMITED, the Owner of 'the benefiting lands' to the north and the current Owner of the subject lands, enter into a separate landowner's cost sharing agreement for the construction and cost sharing for the portion of Street 'C' and other services, that benefit their respective lands, that form part of the subject lands. Further that 1156756 ONTARIO LIMITED and the Owner of the subject lands, shall provide the ERCA with written acknowledgement, advising, they have signed the aforementioned cost-sharing agreement, that it is in good standing, that the deeds have been delivered and payments made or secured, prior to the ERCA providing final clearance to the County of Essex.*

The Greater Essex County District School Board (No Objections)

- *That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Greater Essex County District School Board, and the Municipality, requiring a sidewalk be provided along the internal streets within the proposed plan pursuant to standard municipal requirements to facilitate pedestrian movement, bus routing and stops, and safety of school children.*
- *That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Greater Essex County District School and the Municipality, requiring notice in every agreement of purchase and sale advising purchasers of units to be aware that students may not be able to attend the closest neighbourhood school and could be bused to a distant school with available capacity.*
- *That prior to final approval by the County of Essex, the County is advised in writing by the Greater Essex County District School Board how Conditions 1 and 2 above have been satisfied.*

Hydro One (No Objection)

Windsor-Essex Catholic District School Board

- *"The Developer and Municipality should note that families purchasing property within the proposed development may not be able to be accommodated in the Catholic school nearest to their place of residence and may require busing to a school with available capacity."*
- *"The Developer and Municipality should note that sidewalks or recreation pathways shall be provided to facilitate bus stops, student safety and walkers to the satisfaction of the Municipality and the Windsor-Essex Catholic District School Board."*

Fire Services has no comments for the subdivision layout as presented.

### **Public Notice of the Subdivision**

Notice of the public meeting was sent by mail to property owners within 120m of the subject lands. In addition, a notice sign was posted on site at the principal entrance to the subject site.



As of the writing of this report, no submissions from the public have been received.

### ***Conclusion***

Based on the foregoing, Administration recommends support of the proposed zoning by-law amendment and the draft plan of subdivision, as they are consistent with the Provincial Policy Statement and conform with the policies of the County of Essex and Municipality of Lakeshore Official Plans.

Further, Administration recommends that Council direct administration to submit any verbal or written comments received to the approval authority, being the County of Essex.

### **Financial Impacts**

Upon completion of the subdivision 37 single family detached dwellings and 35 semi-detached dwellings will create an estimated \$2,153,808 ( $37 * \$29,914 + 35 * \$29,914$  (DC By-law 56-2022)) in development charges for the municipality. As well as additional taxation, water, and wastewater revenue.

### **Attachments**

- Attachment 1 – Key Map
- Attachment 2 – Draft Plan of Subdivision
- Attachment 3 – Aerial Photo
- Attachment 4 – Area Map
- Attachment 5 – Lakeshore Engineering Comments
- Attachment 6 – Sanitary Agreement Schedules (Engineering Comments)

## Report Approval Details

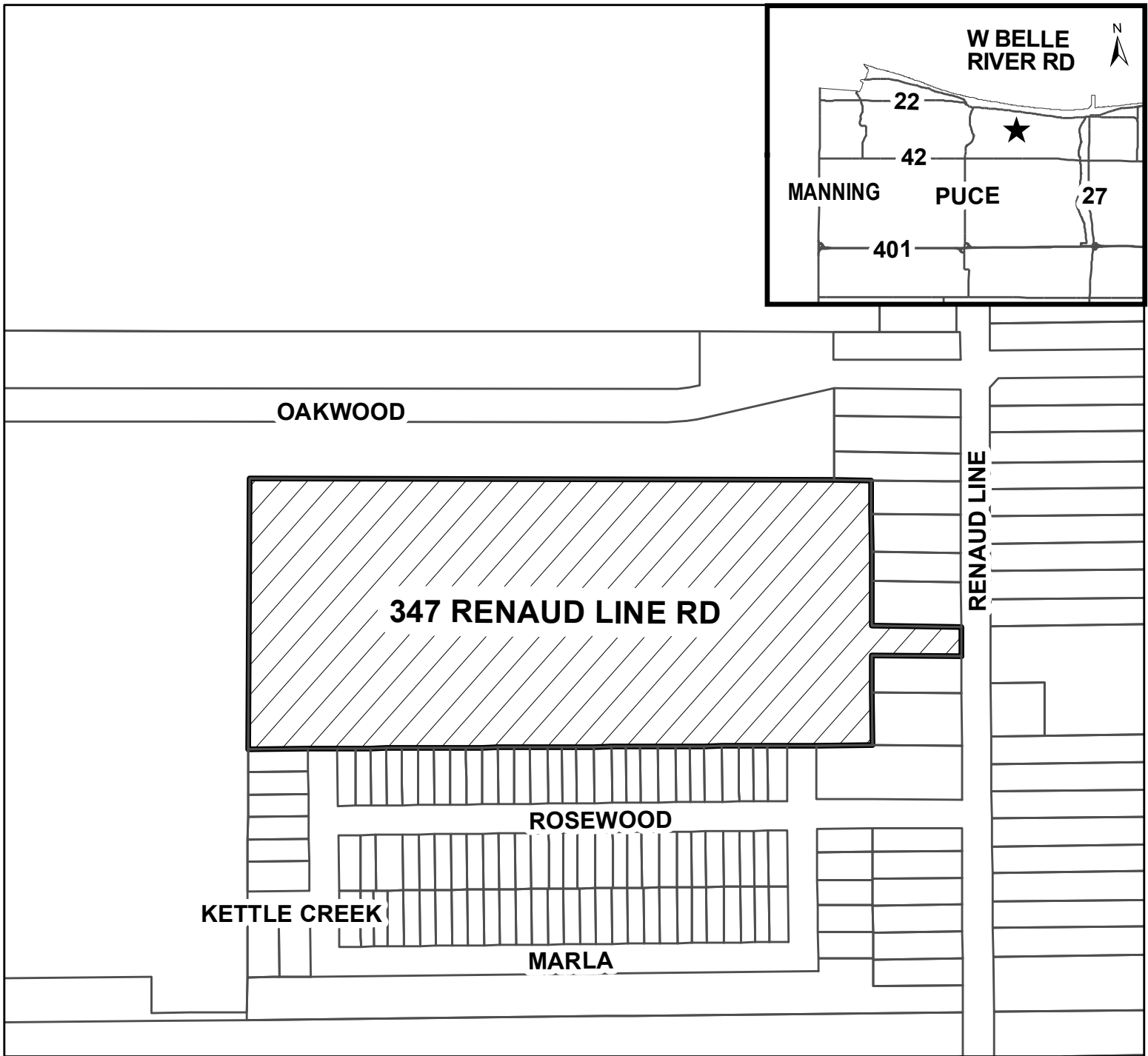
Document Title:	Giorgi Subdivision (347 Renaud Line).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 – Key Map.pdf</li><li>- Attachment 2 – Draft Plan of Subdivision.pdf</li><li>- Attachment 3 - Aerial Map.pdf</li><li>- Attachment 4 - Area Map.pdf</li><li>- Attachment 5 - Engineering Comments Giorgi Subdivision and Zoning By-law Amendment Application ZBA-28-2021.pdf</li><li>- Attachment 6 Sanitary schedules to Engineering Comments.pdf</li></ul>
Final Approval Date:	Sep 8, 2022

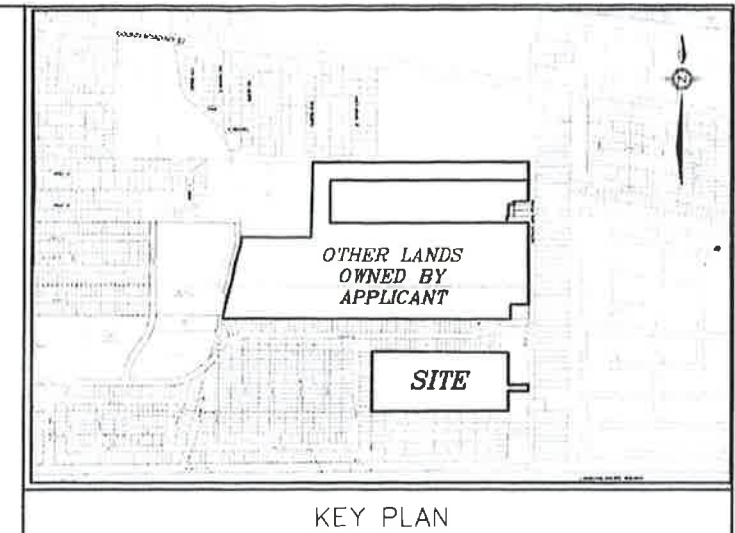
This report and all of its attachments were approved and signed as outlined below:

Prepared by Aaron Hair

Submitted by Tammie Ryall

Approved by Justin Rousseau





PLAN OF SUBDIVISION  
OF  
PART OF LOT 4,  
CONCESSION EAST OF PUCE RIVER  
GEOGRAPHIC TOWNSHIP OF MAIDSTONE  
NOW IN THE  
TOWN OF LAKESHORE  
COUNTY OF ESSEX, ONTARIO

OWNER'S CERTIFICATE

WE HEREBY CONSENT TO THE FILING OF THIS  
PLAN FOR APPROVAL

DATE: April 12/22

SIGNED: RANDALL KOOP  
FOR CAPITAL GROUP INC.

WE HEREBY CONSENT TO THE FILING OF THIS  
PLAN FOR APPROVAL

DATE: April 23/22

SIGNED: [Signature]  
FOR GEORGE DIMITROVSKI INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED  
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND  
CORRECTLY SHOWN ON THIS PLAN

DATE: April 11/22

SIGNED: ANDREW HANNA  
ONTOARIO LAND SURVEYOR  
BY: [Signature]  
A MEMBER OF THE PROFESSION OF SURVEYORS

BEARING REFERENCE

BEARINGS ARE ASTROPHONIC AND ARE REFERRED TO THE NORTHERN LIMIT OF  
PART 1, PLAN 128-8388 SHOWN AS HAVING A BEARING OF N87°26'20"W

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

ADDITIONAL INFORMATION REQUIRED UNDER  
SECTION 51(17) OF THE PLANNING ACT

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) SHOWN ON PLAN
- (e) SHOWN ON PLAN
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- (u) SHOWN ON PLAN
- (v) SHOWN ON PLAN
- (w) SHOWN ON PLAN
- (x) SHOWN ON PLAN
- (y) SHOWN ON PLAN
- (z) SHOWN ON PLAN

LAND USE SCHEDULE

USE	LOTS/ PARTS	RESIDENTIAL UNITS	AREA(Ha)
RESIDENTIAL DEVELOPMENT - SINGLE DETACHED DWELLING	37	37	2.55
RESIDENTIAL DEVELOPMENT - SEMI DETACHED	35	70	2.76
RESERVE (BLOCK 73, 74 & 75)	1		0.02
R.O.W.	1		2.53
TOTAL	74	107	7.86

RENAUD LINE DEVELOPMENT

PROJECT NO  
18-812

DRAFT PLAN OF SUBDIVISION

SHEET NO  
1

OF  
1





## Legend

- Tax Parcel
- Address Label
- WorkingParcel
- Street Centreline
- <all other values>
- CNTY
- LAK
- PRIV
- PROV

1: 4,568



Notes:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION





- Railway
- Lake St Clair Floodprone Areas
- Significant Valley Lands (ERCA)
- Conservation Authority Jurisdiction Boundary
- Inland Floodplain Development Control
- Woodlands
- Limit of the Regulated Area

Town of Lakeshore Comprehensive Zoning By-Law

Schedule "A" - Map 19

Council Adoption – January 2012



# MEMORANDUM

**Date:** August 29, 2022

**From:** Krystal Kalbol, P. Eng., Corporate Leader - Operations

**To:** Aaron Hair, RPP, Division Leader - Community Planning

**Re:** Giorgi Subdivision Zoning By-law Amendment Application ZBA-28-2021 and Draft Plan of Subdivision Public Meeting (347 Renaud Line)

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A comprehensive review of the sanitary servicing related to the above zoning by-law application was completed by Engineering & Infrastructure. The following was determined related to the sanitary servicing.

A Sanitary Trunk Sewer Agreement was entered into in March of 2003 pertaining to the lands serviced by the Oakwood trunk sewer (conveyance) to the Denis St. Pierre Wastewater Treatment Plant (DSP plant) (treatment).

This agreement was entered into with the “Town of Lakeshore” and four (4) adjacent property owners (signatories). All parties to the agreement required sanitary conveyance capacity within an Oakwood trunk sewer (to be constructed) and treatment capacity at the DSP plant to proceed with developing their respective lands. This agreement forms the only documentation that outlines the servicing strategy within the area along Oakwood Avenue between Rourke Line and County Road 25 (East Puce Road).

The Oakwood trunk sewer was constructed from the DSP plant to County Road 25 between 2002 and 2004.

Pursuant to section 13, the agreement reserves sanitary treatment capacity for “the lands that are the subject of this Agreement” and pays for the relative sanitary sewer conveyance capacity through a specific number of units allocated to each developer as outlined in the agreement.

Along with servicing reservation, the agreement outlined all associated fees, due at the time of development, as a cost sharing mechanism to construct the trunk sewer at a size relative to the allocated capacities. This allocated capacity remains available today both within the sewer (conveyance) and at the DSP plant (treatment). The subject lands were committed allocation for a period of 20 years (to March 2023) as identified in the agreement.

A breakdown of the lands within the agreement have been summarized below (also see attached maps):

# MEMORANDUM

<b>PROPERTIES THAT ARE SUBJECT TO THIS AGREEMENT/SIGNATORIES</b>	
<b>Area</b>	<b>Maximum Number of Dwelling Units Reserved for sewage treatment capacity</b>
River Ridge	1157
D'Amore	342
St. John	95
Girard	312
<b>PROPERTIES THAT ALSO CONTRIBUTE TO REIMBURSEMENT/OTHER BENEFITTING LANDS</b>	
<b>Area</b>	<b>Maximum Number of Dwelling Units Reserved for sewage treatment capacity</b>
Pirolì	72
Moison	91
Renaud Line	288
Chelsea Park	175
Public Property	N/A

This specific development, Giorgi Subdivision, was identified as part of the “Renaud Line Development” within the agreement. The Giorgi Subdivision lands were owned by Helen St. John at the time the Sanitary Trunk Sewer Agreement was entered into in 2003. Helen St. John was not a signatory to the Agreement and, to date, the Giorgi Subdivision lands, which remain undeveloped, have not contributed to, or otherwise shared in the costs of construction of the Oakwood trunk sewer. No part of the Oakwood trunk sewer was constructed upon the Giorgi Subdivision lands.

The overall Renaud Line Development, of which the Giorgi Subdivision lands comprise a part, was allocated 288 residential units of flow paid (Rosewood) or to be paid (Giorgi) for in the Oakwood trunk conveyance system. This allocation was determined based upon an assumed density of 10 units/hectare throughout the Renaud Line Development.

Recognizing that the Renaud Line landowners are not signatories to the Agreement and do not have any contractual entitlement to a reserve of sanitary capacity, the Municipality has generally sought to adhere to the planned sanitary allocation for those lands identified as “Other Benefitting Lands” in the Agreement.

The “Renaud Line Development” lands in the attached map is a combination of 3 separate developments where 2 are undeveloped and 1 has been constructed. Rosewood Subdivision constructed 98 units of the allocated 288 units in 2005. Giorgi Subdivision is proposing to develop 107 units of the allocated 288 units under the amendment application.



# MEMORANDUM

The below summarizes the remaining unit allocation for the Renaud Line Development:

Total Unit Allocation in agreement to “Renaud Line Development”	288
Rosewood Subdivision ( <i>completed</i> )	-98
Giorgi Subdivision ( <i>current request for allocation</i> )	<u>-107</u>
Remaining Units for “Renaud Line Development”	83

The Rosewood Subdivision developed at a density of 12.6 units/hectare and the Giorgi Subdivision proposes to develop at a density of 13.9 units/hectare.

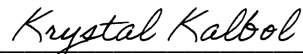
The remaining parcel of undeveloped land that forms part of the “Renaud Line Development” is approximately 13.1 hectares. If only 83 units of capacity are allocated to these remaining lands, then these remaining lands would only be able to develop at a density of 6.3 units/hectare, assuming the Municipality continues to adhere to the allocations planned for in 2003<sup>1</sup>.

Although there is capacity currently within the Oakwood trunk sewer and at the DSP plant, the Giorgi proposal raises a significant capacity concern in that the request for the increase in density (R1 zoning to R2 zoning) will leave limited units and/or capacity to fully develop (even at the current zoning) the remaining Renaud Line Development in accordance with the allocations reflected in the Agreement.

The effect of the Giorgi Subdivision lands being approved for development at a higher density than was planned for when the Oakwood trunk sewer was designed is that we can anticipate a shortfall of available capacity in areas serviced by the Oakwood trunk sewer when other later developments come forward.

If the Giorgi Subdivision within the Renaud Line Development and/or other areas serviced by the Oakwood trunk sewer are approved at higher densities than were planned and allocated in 2003, then the Municipality should anticipate an eventual lack of sanitary capacity within these areas, such that further development may have to await the installation of additional sanitary capacity through either upgrades to the Oakwood trunk sewer and/or the installation of a further sanitary line.

If you have any questions or require additional information, please contact the undersigned.

  
\_\_\_\_\_  
Krystal Kalbol, P.Eng.  
Corporate Leader, Operations

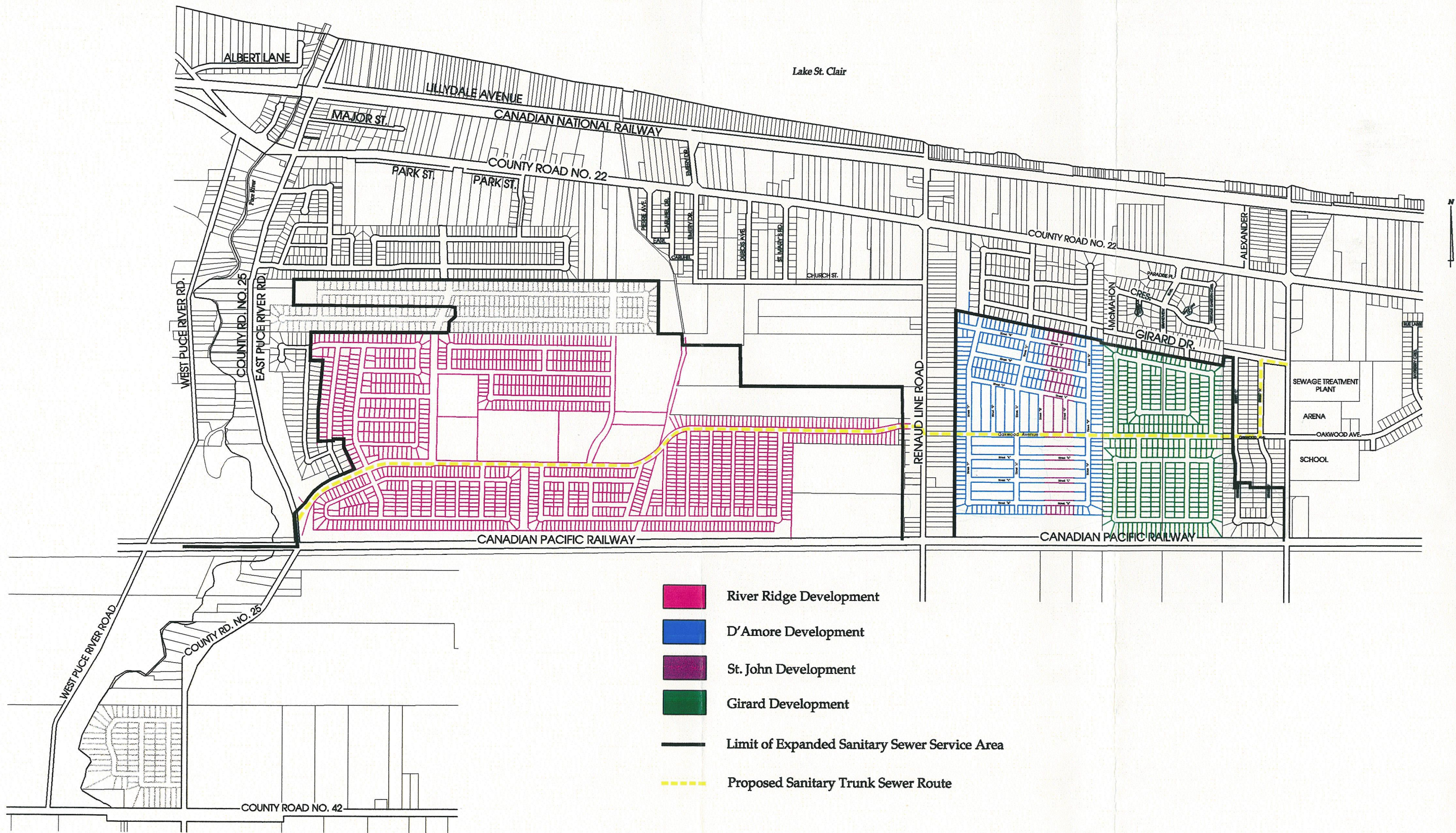
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<sup>1</sup> The Sanitary Trunk Sewer Agreement expires in March 2023.



SCHEDULE "C-1"  
SANITARY TRUNK SEWER AGREEMENT  
TOWN OF LAKESHORE

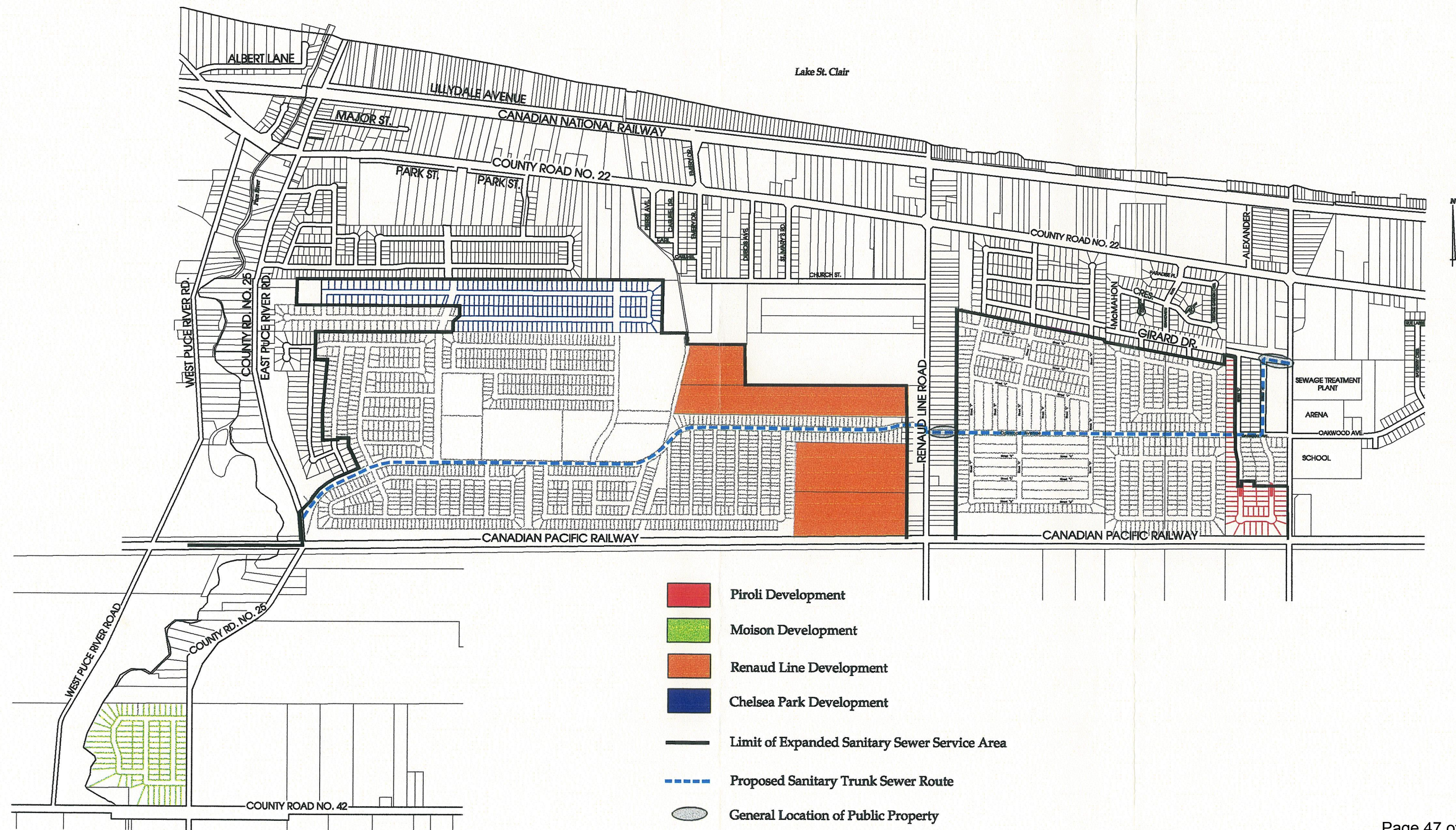
PROPOSED SANITARY TRUNK SEWER ROUTE &  
CONCEPTUAL LOTTING PATTERNS





SCHEDULE "C-2"  
SANITARY TRUNK SEWER AGREEMENT  
TOWN OF LAKESHORE

LOCATION OF OTHER CONTRIBUTING DEVELOPMENTS





# Municipality of Lakeshore

## Minutes of the Special Council Meeting

Wednesday, July 6, 2022, 5:00 PM

Electronically hosted from Town Hall, 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, Corporate Leader - Chief Financial Officer Justin Rousseau, Corporate Leader - Growth & Sustainability Tammie Ryall, Corporate Leader - Operations Krystal Kalbol, Corporate Leader - Strategic & Legal Affairs Kristen Newman, Division Leader - Capital Projects Wayne Ormshaw, Division Leader - Community Services Frank Jeney, Division Leader - Economic Development & Mobility Ryan Donally, Planner I Ian Search, IT Technologist Mark Donlon, Legal Assistant Carrie Gregg

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### 1. Call to Order

Mayor Bain called the meeting to order at 5:00 PM in Council Chambers. All other members of Council participated in the meeting through video conferencing technology from remote locations.

### 2. Land Acknowledgement

### 3. Moment of Reflection

### 4. Disclosures of Pecuniary Interest

### 5. Public Presentations

## 6. Completion of Unfinished Business from June 28, 2022

### 1. Delegations

#### 1. Active School Travel Charter

Erin Nadalin and Gordon Thane of the Windsor-Essex County Health Unit were present electronically and provided a PowerPoint presentation regarding the Active School Travel Charter.

**261-07-2022**

**Moved By** Councillor Santarossa

**Seconded By** Deputy Mayor Bailey

Endorse and adopt the Windsor-Essex County Active School Travel Charter and direct the Clerk to advise the Windsor-Essex County Health Unit, as presented at the July 6, 2022 Council Meeting.

**Carried Unanimously**

#### 2. Zoning By-law Amendment Application ZBA-6-2022, Jean-Marc and Catherine Beneteau

The Planner provided a PowerPoint presentation as overview of the application and further information as requested by Council.

Jean-Marc Beneteau, applicant, was present electronically and confirmed support of the application.

Jeff Lessard, resident, was present electronically and spoke in opposition to the application.

**262-07-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor Wilder

Approve Zoning By-law Amendment Application ZBA-6-2022 to remove the Holding Symbol (h9) from the lands legally described as Part of Lot 14, Concession 1, East of Belle River, Rochester designated as Parts 5-10, 14-65, 69-75 and 77 on Plan RD 131, being all of the Property Identifier Numbers 75028-0120 to 75028-0185 (LT), to remove the requirement that a subdivision agreement be executed by the owner and the development receive final approval by the County of Essex; and

Direct the Clerk to read By-law 40-2022 during the “Consideration of By-laws”, all as presented at the July 6, 2022 Council meeting.

In Favor (4): Mayor Bain, Councillor Wilder, Councillor Santarossa, and Councillor Walstedt

Opposed (4): Deputy Mayor Bailey, Councillor Janisse, Councillor Kerr, and Councillor McKinlay

**Lost**

**263-07-2022**

**Moved By** Councillor Wilder

**Seconded By** Deputy Mayor Bailey

Refund the application fee for Zoning By-law Amendment Application ZBA-6-2022.

In Favor (2): Deputy Mayor Bailey, and Councillor Wilder

Opposed (6): Mayor Bain, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

**Lost**

3. Robert Tellier - Presentation of Petition - Side Driveway at 226 Willow Wood Drive

Robert Tellier was present electronically and presented a petition requesting a side driveway at 226 Willow Wood Drive (Item 6.3.6 of the agenda).

**264-07-2022**

**Moved By** Councillor Wilder

**Seconded By** Deputy Mayor Bailey

Defer consideration of a side driveway at 226 Willow Wood Drive pending a report at the July 12, 2022 Council meeting by Administration regarding the continuous use of the second driveway.

**Carried Unanimously**

## 2. Completion of Unfinished Business from June 14, 2022

### 1. Reports for Information

#### 1. Council Chambers Update

**265-07-2022**

**Moved By** Deputy Mayor Bailey

**Seconded By** Councillor Kerr

Receive the Council Chambers Update report for information and direct Administration to address the hybrid technology needs in the Council Chambers.

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**

### 2. Reports for Direction

#### 1. ATRC Room 010 – Request for Proposal

**266-07-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor Wilder

Direct Administration to issue a request for proposal for the commercial use of ATRC Room 010 – Pro Shop, to be leased in 2023, as presented in the July 6, 2022 report to Council.

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

Opposed (1): Councillor Janisse

**Carried**

### 3. Consent Agenda

**267-07-2022**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Walstedt

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

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**

1. April 21, 2022 Special Council Meeting Minutes
2. April 26, 2022 Regular Council Meeting Minutes
3. May 3, 2022 Special Council Meeting Minutes
4. May 10, 2022 Regular Council Meeting Minutes
5. May 31, 2022 Regular Council Meeting Minutes
6. Petition - Side Driveway at 226 Willow Wood Drive
7. Town of Essex - Values Influence Peer Program

**268-07-2022**

**Moved By** Councillor Wilder

**Seconded By** Councillor McKinlay

Support the resolution by the Town of Essex regarding the Values Influence Peer Program.

**Carried Unanimously**

8. Municipal Engineers Association - Retention of Professional Engineers

### 4. Reports for Information

**269-07-2022**

**Moved By** Councillor Santarossa

**Seconded By** Councillor McKinlay

Receive the Reports for Information as listed on the agenda.

**Carried Unanimously**



1. Council Requested Report Tracking - June 2022

## 5. Reports for Direction

1. Award for Professional Services for the County Road 22 Watermain Replacement

**270-07-2022**

**Moved By** Deputy Mayor Bailey

**Seconded By** Councillor Walstedt

Award the contract for Professional Services for the County Road 22 Watermain Replacement to Stantec Consulting Ltd. at a total cost of \$264,576.00 including applicable HST, as presented at the July 6, 2022 Council meeting.

**Carried Unanimously**

2. Extension of the Expiry of Part Lot Control Exemption for Mocerì Subdivision (37-T-07002), Jack Mocerì & Sons Contracting Ltd., PLC-2-2022

**271-07-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor Santarossa

Approve the application to extend Part Lot Control exemption for Blocks 1, 2, and 3 on Plan 12M640 in the Municipality of Lakeshore as presented at the July 6, 2022 Council meeting; and

Direct the Clerk to read By-law 65-2022 during the "Consideration of By-laws".

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**

3. 2021 Year End (Q4) Budget to Actual Summaries and Transfers

**272-07-2022**

**Moved By** Councillor Kerr

**Seconded By** Councillor McKinlay

Receive the report regarding the 2021 Year End Variances for the general (taxation funded), wastewater (sanitary sewer) and water funds;

Approve the taxation supported surplus of \$1,498,110 for the year ended December 31, 2021;

Approve a transfer of \$104,962 to the Assessment Stabilization Reserve;

Approve a transfer of \$643,851 to the Working Funds Reserve;

Approve a transfer of \$643,851 to the Contingency Reserve;

Approve a transfer of \$105,445 to the Insurance Reserve;

Approve a transfer of \$56,911 to the Building Services – Operating reserve fund to transfer the 2021 Accumulated Net Surplus per the draft 2021 Building Services Statement;

Approve a transfer of \$430,310 representing a surplus from Water operations for the year ended December 31, 2021 be transferred to the Water Reserve Fund; and

Approve a transfer of \$573,117 representing a surplus from Wastewater (sanitary sewer) operations for the year ended December 31, 2021 to the Wastewater (Sanitary Sewer) Reserve Fund, all as described in the July 6, 2022 Council meeting report.

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

Opposed (1): Councillor Wilder

**Carried**

4. Campground Licensing

**273-07-2022**

**Moved By** Councillor McKinlay

**Seconded By** Councillor Walstedt

Direct Administration to undertake a public consultation process with residents and local stakeholders in 2023 regarding the use and regulation of campgrounds, including draft by-law provisions for comment relating to an annual licence structure and restricted period of operation of the campground (Option 1A), as presented at the July 6, 2022 Council meeting.

**Carried Unanimously**

6. **Announcements by Mayor**

7. **Reports from County Council Representatives**

8. **Report from Closed Session**

9. **Notices of Motion**

1. Councillor Santarossa - Parks and Recreation Master Plan

Motion lost due to lack of seconder.

2. Councillor Santarossa - Flexible Work Opportunities

**275-07-2022**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Wilder

Whereas 56% of public administration employees in Canada worked from home between April 2020 and June 2021;

And Whereas 75.7% of employees working from home in Windsor-Essex that responded to a local survey described working from home as either a very positive or positive change;

And whereas that same survey indicated that 84% of respondents would choose to keep working remotely if possible, and 72.5% of respondents indicated that they would apply to jobs because they list remote work environments;

And whereas the Municipality of Lakeshore has growing staffing needs and space constraints, with a desire to ensure Lakeshore becomes an employer of choice;

And whereas the Municipality of Lakeshore has completed a Service Delivery Review; Organizational Review; and Lakeshore Council has received reports on recruitment challenges, retention challenges and recently on culture strategy;

And whereas municipalities across Ontario are bringing forward new ways to maintain and improve levels of service by means of providing flexible work schedules, hybrid work environments, compressed work weeks and more;

Whereas the recently adopted Disconnect from Work Policy speaks to giving employees the right to disconnect from work outside of normal working hours, which could be affected by flexible scheduling;

Therefore be it resolved that the Council of the Municipality of Lakeshore direct administration to bring a report back to Council through the implementation phases of the Culture Strategy that identifies opportunities to explore and implement items such as flexible scheduling, hybrid work environments, compressed work weeks, etc that support a maintained or increased level of service for residents in Lakeshore.

In Favor (2): Councillor Wilder, and Councillor Santarossa

Opposed (6): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

**Lost**

3. Councillor McKinlay - Amendment to Noise By-law

Councillor McKinlay withdrew the notice of motion.

# **10. Question Period**

**276-07-2022**

**Moved By** Councillor McKinlay

**Seconded By** Deputy Mayor Bailey

Direct Administration to prepare a report on noise management, including the prioritization of an update to the Noise By-law for Council's consideration.

**Carried Unanimously**

**277-07-2022****Moved By** Councillor Kerr**Seconded By** Councillor McKinlay

Direct Administration to include a chain of office for the Mayor in the 2023 budget.

**Carried Unanimously****11. Non-Agenda Business****12. Consideration of By-laws****278-07-2022****Moved By** Councillor Santarossa**Seconded By** Deputy Mayor Bailey

By-law 58-2022 be read and passed in open session on July 6, 2022.

**Carried Unanimously****279-07-2022****Moved By** Councillor Walstedt**Seconded By** Councillor Santarossa

By-law 65-2022 be read and passed in open session on July 6, 2022.

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**

1. By-law 58-2022, Being a By-law to Confirm Proceedings of Council for April 21, April 26, May 3 and May 10, 2022
2. By-law 65-2022, Being a By-law to extend the Time Period for Part Lot Control By-law 78-2019 for Blocks 1, 2, and 3, Plan 12M-640, in the former Community of Maidstone, now in the Municipality of Lakeshore (PLC-1-2019)
3. By-law 40-2022, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-6-2022)

**7. Adjournment**

**280-07-2022**

**Moved By** Councillor McKinlay

**Seconded By** Councillor Walstedt

Council adjourn its meeting at 9:10 PM.

**Carried Unanimously**

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Tom Bain  
Mayor

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Kristen Newman  
Clerk

# Municipality of Lakeshore

## Minutes of the Regular Council Meeting

Tuesday, August 9, 2022, 5:00 PM

Electronically hosted from Town Hall, 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, Corporate Leader - Chief Financial Officer Justin Rousseau, Corporate Leader - Growth & Sustainability Tammie Ryall, Corporate Leader - Operations Krystal Kalbol, Corporate Leader - Strategic & Legal Affairs Kristen Newman, Division Leader - Building Morris Harding, Division Leader - Capital Projects Wayne Ormshaw, Division Leader - Civic Affairs Brianna Coughlin, Division Leader - Community Planning Aaron Hair, Division Leader - Economic Development & Mobility Ryan Donally, Planner I Ian Search, IT Technologist Mark Donlon, Division Leader - Digital Transformation & Cloud Services Michael Martin

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### 1. Call to Order

Mayor Bain called the meeting to order at 5:04 PM in Council Chambers. All other members of Council participated in the meeting through video conferencing technology from remote locations.

### 2. Closed Session

**304-08-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor McKinlay

Council move into closed session in Council Chambers at 5:00 PM in accordance with:

- a. Paragraph 239(2)(c) of the *Municipal Act, 2001* to discuss a proposed or pending acquisition or disposition of land by the municipality, relating to Stoney Point Park.

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

**Carried**

Councillor Steven Wilder joined the meeting in closed session at 5:06 PM.

**3. Return to Open Session**

Council returned to open session at 5:44 PM.

**4. Land Acknowledgement**

**5. Moment of Reflection**

**6. Disclosures of Pecuniary Interest**

**7. Recognitions**

**10. Delegations**

**1. Union Water Supply System- Restructuring**

Rodney Bouchard, General Manager of Union Water Supply System, William Willis of William Business Law and Tom Garner of Pricewaterhouse Cooper were present electronically and provided a PowerPoint presentation as overview of the business case for the proposed restructuring of UWSS.

**305-08-2022**

**Moved By** Councillor Wilder

**Seconded By** Councillor Walstedt

Approve and adopt the “Proposed Business Case Study for Restructuring Union Water Supply System (UWSS) into a Municipal Service Corporation” dated March 28, 2018 as presented at the August 9, 2022 Council meeting and as further described in the “Union Water Supply System Restructuring Project Financial Presentation” presented at the August 9, 2022 Council Meeting to establish a municipal services corporation pursuant to section 203 of the *Municipal Act, 2001* and which shall be known as Union Water Supply System Inc.;

Authorize the Mayor to act as a first director for Lakeshore as a shareholder in the incorporation of the municipal services corporation;

Authorize and direct the Mayor and Treasurer, in consultation with Lakeshore legal counsel, to execute such agreements, documents and instruments as may be necessary or desirable including, but not limited to,



a Unanimous Shareholder Agreement, a Water Services Agreement, an Asset Transfer Agreement, a Real Property Transfer Agreement, and a Municipal Access Agreement to restructure, establish and organize the municipal services corporation and arrange for the services to be continued in accordance with the Business Case.

**Carried Unanimously**

## **8. Public Meetings under the Planning Act**

### **1. Zoning By-law Amendment Application ZBA-9-2022, Jackie Lassaline (agent), 317 Lakeview Drive**

Mayor Bain opened the public meeting at 6:25 PM.

The Planner provided a PowerPoint presentation as an overview of the application and recommendation of Administration.

Jackie Lassaline and William Good, representing the applicant, were present electronically and spoke in favour of the application.

William Good, representing the property owner, was present electronically and spoke in favour of the application.

Ryan Michael Solcz, representing the purchaser, withdrew the request to appear as a delegation on this matter.

The public meeting concluded at 6:35 PM.

**306-08-2022**

**Moved By** Deputy Mayor Bailey

**Seconded By** Councillor Santarossa

Approve Zoning By-law Amendment Application ZBA-9-2022 (By-law 74-2022) Municipality of Lakeshore (By-law 2-2012), to rezone the subject property from “Residential Waterfront – Lake St. Clair (RW2)” to “Residential Waterfront – Lake St. Clair Zone Exception 14 (RW2-14)” zone (Indicated on the Key Map, Attachment 1), in the Municipality of Lakeshore; and

Direct the Clerk to read By-law 74-2022 during the “Consideration of By-laws”, all as presented at the August 9, 2022 Council meeting.

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

Opposed (1): Councillor Kerr

**Carried**

**2. Giorgi Subdivision Zoning By-law Amendment Application ZBA-28-2021 and Draft Plan of Subdivision Public Meeting (347 Renaud Line)**

Mayor Bain opened the public meeting at 6:47 PM.

The Planner provided a PowerPoint presentation as an overview of the application and recommendation of Administration.

Hal Kersey and Claudio Martini, representing the applicant, were present electronically and spoke in favour of the application.

The public meeting concluded at 7:00 PM.

Mayor Bain called a recess at 7:22 PM and reconvened the Council meeting at 7:38 PM.

**307-08-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor Wilder

Defer consideration of the application to the September 13, 2022 Council meeting for Administration to conduct a review of sanitary conveyance and capacity associated with ZBA-28-2021 and Draft Plan of Subdivision.

**Carried Unanimously**

**9. Public Presentations**

**11. Completion of Unfinished Business**

**12. Consent Agenda**

**1. July 6, 2022 Special Council Meeting Minutes**

**308-08-2022**

**Moved By** Councillor Wilder

**Seconded By** Councillor Janisse

Defer consideration of the July 6, 2022 Special Council Meeting minutes pending inclusion of the recorded vote for Item 9.2.

**Carried Unanimously**

**2. July 12, 2022 Regular Council Meeting Minutes**

**309-08-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor Santarossa

Approve the July 12, 2022 Regular Council Meeting minutes.

**Carried Unanimously**

**3. City of Brantford - Potential Threat to Residential Home Ownership**

**310-08-2022**

**Moved By** Councillor McKinlay

**Seconded By** Councillor Wilder

Support the resolution of the City of Brantford regarding a Potential Threat to Residential Home Ownership.

**Carried Unanimously**

**4. Township of Mulmur - Climate Emergency Declaration**

**311-08-2022**

**Moved By** Councillor Wilder

**Seconded By** Councillor Janisse

Support the resolution of the Township of Mulmur regarding a Climate Emergency Declaration.

In Favour (5): Mayor Bain, Councillor Wilder, Councillor Janisse, Councillor Kerr, and Councillor McKinlay

Opposed (3): Deputy Mayor Bailey, Councillor Santarossa, and Councillor Walstedt

**Carried**

**5. Essex Region Conservation Authority - 2021 Audited Financial Statements**

**312-08-2022**

**Moved By** Councillor Wilder

**Seconded By** Councillor Santarossa

Receive the Essex Region Conservation Authority 2021 Audited Financial Statements.

**Carried Unanimously**

### 13. Reports for Information

#### 1. Noise By-law Update

**313-08-2022**

**Moved By** Councillor Wilder

**Seconded By** Deputy Mayor Bailey

Prioritize an update to the Noise By-law that includes consultation in the near future and consultation in 2023.

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

Opposed (1): Councillor Kerr

**Carried**

#### 2. Council Requested Report Tracking - July 2022

**314-08-2022**

**Moved By** Councillor Santarossa

**Seconded By** Deputy Mayor Bailey

Receive the Council Requested Report Tracking - July 2022 report for information.

**Carried Unanimously**

### 14. Reports for Direction

#### 1. Zoning By-law Amendment Application ZBA-4-2022, John Thomas and Ruth Ann Fuerth

The Planner provided a PowerPoint presentation as an overview of the report. The Planner noted that Administration received additional information regarding the requirement for drainage works. The Planner recommended that the application be deferred pending the establishment of a legal and sufficient drainage outlet be established.

**315-08-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor Wilder

Defer consideration of the application to the September 13, 2022 and direct Administration to prepare a plan regarding how to expedite the H removal.

**Carried Unanimously**

**2. Development Approval Efficiencies / Bylaw Compliance Enhancements – Award of Contract for Cloudpermit**

**316-08-2022**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Kerr

Direct the Corporate Leader – Chief Financial Officer to procure cloud permitting software for planning, building and by-law processes as it is in the best interest of the Municipality to do so;

Direct the Mayor and Clerk to execute any agreements necessary to procure the system;

Direct Administration to proceed with the implementation of digital process enhancements that support planning, building and by-law processes via cloud-based software known as Cloudpermit;

Direct Administration to transfer \$10,000 of the Building Reserve fund to support implementation of Cloudpermit;

Direct Administration to transfer \$30,500 from the Covid-19 Safe Restart fund for 2022 pro-rated annual subscription costs; and,

Direct Administration to include an increase to the 2023 base budget of \$30,000 to support the annualized costs of Cloudpermit, all as presented at the August 9, 2022 Council meeting.

**Carried Unanimously**

**3. Election Compliance Audit Committee**

**317-08-2022**

**Moved By** Deputy Mayor Bailey

**Seconded By** Councillor McKinlay

Direct the Clerk to read By-law 73-2022, to adopt the terms of reference for the 2022-2026 Election Compliance Audit Committee, during the 'Consideration of By-laws'; and

Direct the Corporate Leader – Strategic & Legal Affairs to commence the selection process for members to be appointed to the 2022-2026 Election Compliance Audit Committee, all as presented at the August 9, 2022 Council meeting.

**Carried Unanimously**

**4. Proposal to Relocate a cGaming Centre**

**318-08-2022**

**Moved By** Councillor Janisse

**Seconded By** Deputy Mayor Bailey

Direct Administration to schedule a public input session in September, 2022 regarding the proposed relocation of a cGaming Centre to 446 Advance Boulevard, as presented at the August 9, 2022 Council meeting.

**Carried Unanimously**

**5. Amendment to Appointments By-law**

**319-08-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor McKinlay

Direct the Clerk to read By-law 78-2022, being a by-law to amend By-law 34-2019 and By-law 19-2019 during the Consideration of the By-laws, as presented at the August 9, 2022 Council meeting.

**Carried Unanimously**

**15. Announcements by Mayor**

**16. Reports from County Council Representatives**

**17. Report from Closed Session**

**18. Notices of Motion**

**1. Deputy Mayor Bailey - Temporary Speed Bumps on Caille Avenue**

**320-08-2022**

**Moved By** Deputy Mayor Bailey

**Seconded By** Councillor Santarossa

Whereas the Lakeview Park West Beach is a notably growing Lakeshore attraction;

And Whereas Caille Avenue continues to observe higher than normal traffic volume during the spring and summer;

And whereas portable speed humps are a perfect choice when a temporary solution to slow vehicle traffic is needed;

And Whereas pilot projects allow an initial small-scale implementation in an attempt to prove the longer term viability;

Therefore, be it resolved that the Council of the Municipality of Lakeshore direct that temporary speed humps be installed on Caille Avenue each year, beginning in 2022 from Spring to Fall to serve as a pilot until a longer term solution is presented.

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**

**2. Councillor Santarossa - Notre Dame Street/West Belle River Road Landscaping**

**321-08-2022**

**Moved By** Councillor Santarossa

**Seconded By** Deputy Mayor Bailey

Whereas the turning circle at Notre Dame St and W Belle River Rd has required landscape replacements and improvements over the last few years;

And whereas the Council of the Municipality of Lakeshore wishes to lessen the long-term impact of construction on adjacent landowners as well as any replacement costs;

Therefore, be it resolved that the Council of the Municipality of Lakeshore direct administration to include the costs of replacing the landscaping on



the turning circle and its medians at Notre Dame St and W Belle River Rd with artificial turf in the 2023 budget for Council consideration.

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

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

**Carried**

**19. Question Period**

**322-08-2022**

**Moved By** Councillor Wilder

**Seconded By** Councillor Kerr

Direct Administration to prepare a report regarding allowing food trucks to operate in the Municipality of Lakeshore.

**Carried Unanimously**

**21. Consideration of By-laws**

**323-08-2022**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Walstedt

By-law 74-2022 be read and passed in open session on August 9, 2022.

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

Opposed (1): Councillor Kerr

**Carried**

**324-08-2022**

**Moved By** Councillor Walstedt

**Seconded By** Councillor McKinlay

By-laws 73-2022 and 78-2022 be read and passed in open session on August 9, 2022.

**Carried Unanimously**

- 1. By-law 64-2022, Being a By-law to amend By-law 2- 2012, Zoning By-law for the Municipality of Lakeshore (ZBA-28-2021)**

2. **By-law 73-2022, Being a By-law to Establish an Election Compliance Audit Committee**
3. **By-law 74-2022, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-9-2022)**
4. **By-law 75-2022, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-4-2022)**
5. **By-law 76-2022, Being a By-law to Confirm Proceedings of Council for July 6 and July 12, 2022**
6. **By-law 78-2022, Being a By-law to amend By-law 34-2019 (Appointment By-law) and By-law 19-2019 (Committee of Adjustment)**

## **22. Adjournment**

**325-08-2022**

**Moved By** Councillor Janisse

**Seconded By** Councillor Walstedt

Council adjourn its meeting at 9:29 PM.

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

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

**Carried**

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Tom Bain  
Mayor

---

Kristen Newman  
Clerk



August 19, 2022

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street  
17<sup>th</sup> Floor  
Toronto ON  
M7A 2J3

Dear Minister Clark:

**Re: Strong Mayors, Building Homes Act**

Please be advised that the Council of the Town of Wasaga Beach, during their August 18, 2022 Council meeting adopted the following resolution:

"That Council receive the letter dated August 10, 2022 from the Ministry of Municipal Affairs and Housing pertaining to Strong Mayors, Building Homes Act, for information;

And further that a letter be sent to the Minister of Municipal Affairs and Housing outlining these proposed powers are not appropriate and to outline other ways for the province to institute housing and other matters, and that the motion be circulated to all Ontario municipalities."

The Town of Wasaga Beach Council does not support the Strong Mayors, Building Housing Act as the proposed changes will not demonstratively speed up the construction of housing and will erode the democratic process at the local level where members of Council have to work together to achieve priorities. What is needed to speed up construction of housing is greater authority for local municipalities to approve development without final clearances from outside agencies after they have been given reasonable time to provide such clearances.

Your favourable consideration of this matter is appreciated.

Should you have any questions, please contact me at [mayor@wasagabeach.com](mailto:mayor@wasagabeach.com) or (705) 429-3844 Ext. 2222.

Yours sincerely,

Nina Bifulchi  
Mayor

c. Members of Council  
All Ontario Municipalities

August 19<sup>th</sup>, 2022

The Right Honourable Justin Trudeau, P.C., M.P.  
Prime Minister of Canada  
80 Wellington St  
Ottawa, ON K1A 0A2  
Via Email: [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

The Honourable Karina Gould, P.C., M.P.  
Minister of Families, Children, and Social Development  
House of Commons  
Ottawa, ON K1A 0A6  
Via Email: [Karina.Gould@parl.gc.ca](mailto:Karina.Gould@parl.gc.ca)

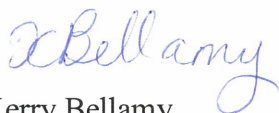
Dear Prime Minister Trudeau and Minister Gould:

**RE: Letter of Support – The Town of Aurora – Bill C-233 “Keira’s Law”**

Please be advised that at its meeting on August 9<sup>th</sup>, 2022, the Council of the Municipality of Shuniah resolved to support the resolution adopted May 24<sup>th</sup>, 2022 by the Town of Aurora.

A copy of the above noted resolution is enclosed for your reference and consideration.

Yours truly,



Kerry Bellamy  
Clerk  
KB/jk

Cc:

Hon. Candice Bergen, M.P., Interim Leader of the Conservative Party of Canada  
Jagmeet Singh, M.P., Leader of the New Democratic Party of Canada  
Yves-François Blanchet, M.P., Leader of the Bloc Québécois  
Hon. Patty Hajdu, MP Thunder Bay Superior North  
Marcus Powlowski, MP Thunder Bay Rainy River  
Lise Vaugeois, MPP Thunder Bay Superior North  
Kevin Holland, MPP Thunder Bay-Atikokan  
Federation of Canadian Municipalities (FCM)  
All Ontario Municipalities



## COUNCIL RESOLUTION

Resolution No.: 272-22

Date: Aug 9, 2022

Moved By: \_\_\_\_\_

Seconded By: \_\_\_\_\_

THAT Council receive and support the resolution from the Town of Aurora regarding supporting bill C-233 "Keira's Law";

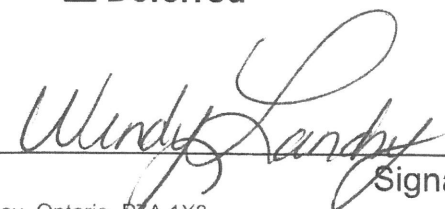
AND THAT Council direct the Clerk to forward a copy of this resolution to The Right Honourable Justin Trudeau, Prime Minister of Canada; The Honourable Karina Gould, Minister of Families, Children and Social Development; The Honourable Candice Bergen, Interim Leader of the Conservative Party of Canada; Yves-Francois Blanchet, MP, Leader of the Bloc Quebecois; Jagmeet Singh, MP, Leader of the New Democratic Party; MP's Patty Hajdu and Marcus Polowski and MPP's Lise Vaugeois and Kevin Holland; and the Federation of Canadian Municipalities (FCM) and all Ontario Municipalities.

☒ Carried

☐ Defeated

☐ Amended

☐ Deferred

  
Signature

Municipality of Shuniah, 420 Leslie Avenue, Thunder Bay, Ontario, P7A 1X8



Legislative Services  
Michael de Rond  
905-726-4771  
clerks@aurora.ca

Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

May 31, 2022

**Delivered by email**  
**justin.trudeau@parl.gc.ca**  
**karina.gould@parl.gc.ca**

The Right Honourable Justin Trudeau, P.C., M.P.  
Prime Minister of Canada  
80 Wellington Street  
Ottawa, ON K1A 0A2

The Honourable Karina Gould, P.C., M.P.  
Minister of Families, Children and Social Development  
House of Commons  
Ottawa, ON K1A 0A6

Dear Prime Minister Trudeau and Minister Gould:

**Re: Town of Aurora Council Resolution of May 24, 2022**  
**Motion 10.1 - Councillor Humfryes; Re: Private Member's Bill C-233 "Keira's Law"**

Please be advised that this matter was considered by Council at its meeting held on May 24, 2022, and in this regard, Council adopted the following resolution:

**Whereas violence against women is a Canadian public health crisis that demands urgent action; and**

**Whereas one in four women experience domestic violence in their lifetime. One woman or girl is killed every other day, on average, somewhere in our country; and**

**Whereas the most dangerous time for a victim of abuse is when she separates from her partner. According to research from the U.S. Centre for Disease Control and Prevention, when there is a history of coercive control, violence and a recent separation, a woman's risk of domestic homicide goes up 900 times; and**

**Whereas the current Canadian court system is not equipped to protect women. According to the National Judicial Institute, there is no mandatory education for Judges on domestic violence. Judges need education on what constitutes domestic violence or coercive control. A formal education program would ensure**

**another line of defense for victims, as well as preventing violence and abuse before it happens; and**

**Whereas the COVID-19 pandemic has only exacerbated the domestic violence crisis. Women's shelters and crisis centres have reported a marked increase in requests for services this year. The concerns for children are significant.**

**According to recent research from The Children's Hospital of Eastern Ontario, doctors have seen more than double the number of babies with serious injuries as this time last year. These include head injuries, broken bones or in some cases death. Institutions across the country are reporting a similar trend; and**

**Whereas, according to Article 19 of the UN Convention on the Rights of the Child, children must be protected from "all forms of physical or mental violence, injury or abuse, neglect or negligent treatment, maltreatment or exploitation, including sexual abuse, while in the care of parent(s), legal guardian(s) or any other person who has care of the child." Our current family justice system often fails our children in this regard; and**

**Whereas, in worst case scenarios, children are killed by a violent parent. As reported by the Canadian Domestic Homicide Prevention Initiative, recent separation and domestic violence are the two biggest risk factors for domestic violence related child homicides; and**

**Whereas custody disputes are an additional risk factor. Each year in Canada, about 30 children are killed by a parent. Mothers are responsible about 40 per cent of the time, often due to postpartum depression or mental illness. In the 60 per cent of cases where fathers are the murderers, anger, jealousy or post-separation retaliatory revenge are the usual motivations; and**

**Whereas Keira's Law is named after four-year-old Keira Kagan, who was killed while in the custody of her father, in 2020; and**

**Whereas many cases of domestic violence are inappropriately labelled as "high conflict" in the family court system. According to research by Rachel Birnbaum, a Social Work Professor at the University of Western Ontario who specializes in child custody, approximately one third of cases called "high conflict" by the court had substantiated evidence of valid concerns about domestic violence. These cases must be recognized and treated differently by judges; and**

**Whereas voting in favour of "Keira's Law", contained in Private Member's Bill C-233, will not only protect victims of violence and children, it will save lives by**

**amending the *Judges Act* to establish seminars for judges on intimate partner violence and coercive control;**

- 1. Now Therefore Be It Hereby Resolved That Aurora Town Council calls upon the House of Commons to support Member of Parliament Anju Dhillon's Private Member's Bill C-233, that will raise the level of education on domestic violence and coercive control for federally appointed Judges; and**
- 2. Be It Further Resolved That a copy of this resolution be sent to: The Right Honourable Justin Trudeau, Prime Minister of Canada; The Honourable Karina Gould, MP, Minister of Families, Children and Social Development; The Honourable Candice Bergen, Interim Leader of the Conservative Party of Canada; Yves-Francois Blanchet, MP, Leader of the Bloc Quebecois; Jagmeet Singh, MP, Leader of the New Democratic Party; MP Tony Van Bynen; and MP Leah Taylor Roy; and**
- 3. Be It Further Resolved That a copy of this resolution be circulated to all Ontario municipalities and the Federation of Canadian Municipalities (FCM).**

The above is for your consideration and any attention deemed necessary.

Yours sincerely,



Michael de Rond  
Town Clerk  
The Corporation of the Town of Aurora

MdR/lb

Copy: Hon. Candice Bergen, M.P., Interim Leader of the Conservative Party of Canada  
Yves-François Blanchet, M.P., Leader of the Bloc Québécois  
Jagmeet Singh, M.P., Leader of the New Democratic Party of Canada  
Tony Van Bynen, M.P. Newmarket—Aurora  
Leah Taylor Roy, M.P. Aurora—Oak Ridges—Richmond Hill  
Federation of Canadian Municipalities (FCM)  
All Ontario municipalities



# Municipality of Lakeshore – Report to Council

## Operations

## Capital Projects



**To:** Mayor & Members of Council  
**From:** Jill Fiorito, Drainage Superintendent  
**Date:** August 11, 2022  
**Subject:** Drainage Board meeting June 29, 2022

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### Recommendation

This report is for information only.

### Background

The draft minutes from the June 29, 2022, Drainage Board meeting are attached.

### Comments

Mr. Tony Peralta, P. Eng. from N.J. Peralta Engineering was in attendance to provide a summary of the preliminary drainage report for Wallace Line Drain Outlet Improvements dated June 2, 2022.

### Others Consulted

Essex Regional Conservation Authority has been consulted on this project.

### Financial Impacts

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

**Attachments:** Draft Drainage Board Minutes dated June 29, 2022.

## Report Approval Details

Document Title:	Drainage Board meeting June 29, 2022.docx
Attachments:	- 7 - June 29 2022 Drainage Board Minutes.docx
Final Approval Date:	Sep 7, 2022

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

Prepared by Jill Fiorito

Submitted by Krystal Kalbol

Approved by Justin Rousseau and Truper McBride

## MUNICIPALITY OF LAKESHORE

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### **MINUTES OF THE DRAINAGE BOARD**

<b>PRESENT:</b>	Chairman	-	Dave Armstrong
	Board members	-	Horst Schmidt
		-	Maurice Janisse
		-	Norbert Poggio
	Engineer	-	Tony Peralta
		-	Clarence Jubenville
		-	Jason Innes
	Drainage Superintendent	-	Jill Fiorito
	Asst. Drainage Superintendent	-	Kyle Emery

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**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 June 6<sup>th</sup>, 2022.

Board Member Janisse moved, and Board Member Horst seconded

***That:***

***The Board approve the minutes of the Drainage Board Meeting dated June 6<sup>th</sup>, 2022***

**Motion Carried**

## **4 ENGINEERING AND INFRASTRUCTURE SERVICES**

### **READING OF THE PRELIMINARY REPORT**

#### **Wallace Line Drain Outlet Improvements**

Mr. Tony Peralta, P.Eng. from N.J. Peralta Engineering Ltd. was in attendance and briefly outlined the key points of the report dated June 2<sup>nd</sup>, 2022.

Mr. Peralta explained that he had received questions from landowners regarding the proposed outlet improvements, all questions were addressed prior to the drainage board meeting in coordination with Stantec representatives.

The Drainage Board had not received any questions or concerns.

The Chairman opened the floor for questions.

Ms. Prince representing Amico stated that she was concerned with the costs associated with the improvements required to facilitate the development. She stated that she felt the costs were disproportionate to the required improvements and the number of lots in the current configuration. Ms. Prince advised that Amico was looking at pricing themselves to better understand the costs for improvements. Ms. Prince questioned why the option of the stormwater management pond was not a viable option for improvements.

Mr. Peralta stated that the pond was provided for cost comparison purposes. However, whether it was a viable solution would come down to the development agreement with the Municipality.

Ms. Kalbol advised that the current development agreement states that outlet improvements would be required and that a stormwater pond would not be considered a permanent solution.

Mrs. Prince advised that since Amico was completing their own pricing to determine their preferred direction as it relates to Part A, they require more information from Stantec to complete their cost analysis, as such they would not be able to provide a decision today and requested an extension on a decision.

Chairman Armstrong advised that this was a reasonable request and since Amico is a significant party in this project that an extension would be granted while they complete their analysis.

Mr. Marra questioned why the Municipality allowed the development to proceed without the required improvements. He felt that landowners are now on the hook to pay for improvements they assumed were part of the development requirements.

Ms. Kalbol advised that the developer had paid for improvements to facilitate Lakeside Estates Phase 2A and will be paying their share for improvements required for the development of Phase 2B. Ms. Kalbol advised that the municipality allowed a temporary stormwater management pond in the interim while we went through the Drainage Act process.

Ms. Fiorito clarified that landowners along Tecumseh Road had requested improvements to the existing level of service and felt that the gates were no longer working as intended and all costs associated with these improvements would be cost shared as per the engineer's assessment schedule.

Mr. Berger advised that he was concerned with the performance of the outlet and pump and welcomed improvements.

Mr. Innes from Stantec Consulting advised that the improvements to the outlet are to maintain the existing conditions.

Mr. Jubenville from Stantec Consulting commented that the gates not working properly, and the manual operation of the gates is causing a back-up into the system. He advised that once improvements are made to the gate system, it should alleviate these concerns.

Mr. Berger questioned whether backup power would be included as part of the pump improvements.

Mr. Peralta advised that no consideration has been given to a backup generator. However, this can be added as part of the final report depending on if the watershed requests this be incorporated into the report.

Ms. Eugeni and Mr. Sylvester advised that they would be interested in allowing for additional room for future pumps to be added to the pump station. Ms. Eugeni questioned Stantec regarding the current level of exceedance in the technical memo and requested clarification regarding the tables in the technical memo.

Mr. Innes responded to questions brought forward by Ms. Eugeni and Mr. Sylvester regarding the levels of exceedance.

Mr. Jubenville added that the enclosure installed for the Reaume Drain was sized appropriately to handle the volume of water.

Chairman Armstrong asked if there were any further comments or questions from the landowners in attendance. Seeing as there were none, it was determined that each landowner would be asked what option they would prefer for Part B.

**Below is a breakdown of how each landowner voted.**

Nicole & Jay Maguire	Part B – Option 1
Alan Berger	Part B – Option 1
Edward Buset & Maria Vanburgsteden	Part B – Option 1
Fred Riviere	Part B – Option 1
Velma Meconi & Marino Meconi	Part B – Option 1
Brian Warren	NO VOTE
Joseph & Shannon Marra	Part B – Option 1
Marco Zaccagnini	Part B – Option 1
Chuck & Sue Smith	Part B – Option 1
Josette Eugeni & Jeff Sylvestre	Part B – Option 1
Mark Fishleigh (County of Essex)	Part B – Option 1

Ms. Prince reiterated that Amico would not be able to decide at this time as to what Part A Option they wished to proceed until Amico was provided with the additional information from Stantec in order that they could complete their cost analysis.

Ms. Fiorito advised that though an extension has been granted to Amico that the municipality would require a decision as soon as possible from Amico.

Board Member Schmidt moved, and Board Member Janisse seconded:

***That:***

*Council approve the Pre-liminary Report dated June 2<sup>nd</sup>, 2022 for the Wallace Line Drain Outlet Improvements in the Municipality of Lakeshore and instruct the Engineer to prepare a full Engineer's Report in accordance with Section 10(5) of the Ontario Drainage Act.*

**Motion Carried**

**5. ADJOURNMENT**

Board Member Poggio moved, and Board Member Janisse seconded:

***That:***

The Drainage Board adjourn its meeting at 7:30 p.m.

**Motion Carried**

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**DAVID ARMSTRONG**  
**CHAIRMAN**

---

**JILL FIORITO**  
**DRAINAGE SUPERINTENDENT**

**NEXT SCHEDULED MEETING**

The next Drainage Board Meeting is schedule for 5:00pm on August 8<sup>th</sup>, 2022, in the Municipality of Lakeshore.

# Municipality of Lakeshore – Report to Council

## Operations

## Capital Projects



**To:** Mayor & Members of Council  
**From:** Jill Fiorito, Drainage Superintendent  
**Date:** August 11, 2022  
**Subject:** Drainage Board minutes July 4, 2022

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### Recommendation

This report is for information only.

### Background

The draft minutes from July 4, 2022, Drainage Board meeting are attached.

### Comments

Mr. Tony Peralta, P.Eng. from N.J. Peralta Engineering was in attendance to provide a summary of his pre-liminary drainage report for Puce Road, Major Street and Lilydale Avenue Drainage Improvements dated August 19, 2022.

The Drainage Board recommended that Council approve the Preliminary Engineer's report and instruct the Engineer to prepare a full Engineers report in accordance with Section 10(5) of the Ontario Drainage Act.

Mr. Kory Snelgrove, P. Eng. from N.J. Peralta Engineering was in attendance to provide a summary of his reports Bridge over the 10<sup>th</sup> Concession Drain dated May 4, 2022 and Pfahler Drain Enclosure May 27, 2022.

The Drainage Board recommended that By-law 053-2022 and 059-2022 being recommended for third 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.



**Attachments:** Draft Drainage Board minutes dated July 4, 2022.

**Report Approval Details**

Document Title:	Drainage Board meeting July 4th, 2022.docx
Attachments:	- 7 - July 4, 2022 Drainage Board Minutes.docx
Final Approval Date:	Sep 7, 2022

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

Prepared by Jill Fiorito

Submitted by Krystal Kalbol

Approved by Justin Rousseau and Truper McBride

## **MUNICIPALITY OF LAKESHORE**

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### **MINUTES OF THE DRAINAGE BOARD**

<b>PRESENT:</b>	Chairman	-	David Armstrong
	Board members	-	Norbert Poggio
		-	Horst Schmidt
		-	Maurice Janisse
	Engineer	-	Tony Peralta
		-	AnneMarie Moniz
	Drainage Superintendent	-	Jill Fiorito
	Administrative Assistant	-	Lauren Colenutt

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#### **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**

#### **4. ENGINEERING AND INFRASTRUCTURE SERVICES**

##### **COURT OF REVISION**

##### **Opening of the Court of Revision.**

Board Member Schmidt and Board Member Poggio seconded:

It is recommended that:

The Drainage Board move into Court of Revision to consider appeals respecting By-law No.053-2022 & 059-2022 in the Municipality of Lakeshore, in the County of Essex.

**Motion Carried**

**Bridge over the 10<sup>th</sup> Concession Drain**

Mr. Tony Peralta, P.Eng from N.J. Peralta Engineering was in attendance and briefly outlined the key points of the schedule of assessment in his report dated May 4<sup>th</sup>, 2022.

Mr. Peralta explained that he had not received any concerns from landowner's regarding this new access bridge. 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 Poggio moved, and Board Member Janisse seconded:

***That:***

*The Schedule of Assessment to provide for the construction of the Bridge over the 10<sup>th</sup> Concession Drain in the Municipality of Lakeshore, in the County of Essex as prepared by N.J. Peralta Engineering Ltd. dated May 4<sup>th</sup>, 2022 be approved and By-Law 053-2022 be recommended for third reading.*

**Motion Carried**

**Pfahler Drain Enclosure**

Mr. Tony Peralta, P.Eng was in attendance and briefly outlined the key points of the schedule of assessment in his report dated May 27<sup>th</sup>, 2022.

Mr. Peralta explained that he had not received any concerns from landowner's regarding this new drain enclosure. 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 Janisse moved, and Board Member Poggio seconded:

***That:***

*The Schedule of Assessment to provide for the construction of the Pfahler Drain Enclosure in the Municipality of Lakeshore, in the County of Essex as prepared by N.J. Peralta Engineering Ltd. dated May 27<sup>th</sup>, 2022 be approved and By-Law 059-2022 be recommended for third reading.*

**Motion Carried**

### **Closing of the Court of Revision**

Board Member Poggio moved, and Board Member Schmidt seconded:

***That:***

The Drainage Board moves to close the Court of Revision.

**Motion Carried**

### **READING OF THE PRELIMINARY REPORT**

#### **Puce Road, Major Street & Lilydale Avenue Drainage Improvements**

Mr. Tony Peralta, P.Eng from N.J. Peralta Engineering was in attendance and outlined the key points of the preliminary report dated March 18<sup>th</sup>, 2022.

The Chairman opened the floor for questions.

Mr. Kennette advised that he understands that drainage works in this area is required however, Mr. Kennette felt that multiple drainage outlets with isolated systems would require lots of extra maintenance and would require several road crossings.

Mr. Peralta explained the benefits of the design and advised that any future maintenance required on the system would be shared by the users of the drain.

Mr. Dayus questioned why a Preliminary Report was prepared.

Mr. Peralta stated a Preliminary Report is to provide a choice to the landowners as to what type of improvements and what level of service is warranted. Mr. Peralta explained that a municipal drain is communally owned and paid for by those who outlet into the drain.

Mr. Arsenault asked where the new pump station and outlet would be located.

Mr. Peralta advised that the location of the pump station has not been determined.

Mr. Ferrara stated that the issues on Lilydale are from sewer backups, not the failing drainage system. Mr. Ferrara stated that the existing VIA Rail ditch is poorly maintained.

Ms. Fiorito advised the Municipality has no jurisdiction over the VIA Rail ditch, if it becomes part of the Municipal Drain, maintenance request can be submitted under section 74 of the Drainage Act.

Mr. Ferrara stated that the Municipality should look at the sanitary issues first rather than drainage.

Mr. Arsenault advised that the drainage system along Major Street is in a state of disrepair and requires improvements. Mr. Arsenault advised that since the flap gate was installed at the Puce Lots Drain #1 outlet into the 4th Concession Drain there has been an improvement.

Chairman Armstrong stated that the drainage system is in the process of being replaced and appreciated the Mr. Arsenault's patience as the Drainage Act is a lengthy process.

There were no other concerns.

Board Member Schmidt moved, and Board Member Janisse seconded:

***That:***

*Council approves the Preliminary Engineer's report for the Puce Road, Major Street and Lilydale Avenue Drainage Improvements and instruct N.J. Peralta Engineering to prepare a full Engineer's report in accordance with Section 10(5) of the Ontario Drainage Act.*

**Motion Carried**

## **5. ADJOURNMENT**

Board Member Poggio moved, and Board Member Janisse seconded:

**That:**

The Drainage Board adjourn its meeting at 7:00 p.m.

**Motion Carried**

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**DAVID ARMSTRONG  
CHAIRMAN**

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**JILL FIORITO  
DRAINAGE SUPERINTENDENT**

### **NEXT SCHEDULED MEETING**

The next Drainage Board Meeting is schedule for 5:00pm on September 12<sup>th</sup>, 2022, in the Municipality of Lakeshore.

# Municipality of Lakeshore – Report to Council

## Finance

### Financial Planning & Analysis



**To:** Mayor & Members of Council  
**From:** Justin Rousseau, Corporate Leader-Finance/Chief Financial Officer  
**Date:** August 16, 2022  
**Subject:** 2022 Quarter 2 (June 2022) Variance Report

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### Recommendation

This report is for information only.

### Background

Annual operating budgets are set at the beginning of the calendar year based on Council direction. Professional estimates, the current environment, macroeconomic trends (such as interest rates, commodity prices, etc.) and other local information available at the time are significant inputs to the operating budget recommended to Council. Revenues and expenditures are monitored on an ongoing basis and projected through to the end of the year to ensure they remain at or as close to their approved budget as possible and that all material variances are effectively mitigated. As is typical with most forecasts, accuracy increases as the year progresses, as more information and data become available.

### Comments

The financial position of the Municipality is directly affected by uncontrollable factors such as weather conditions, fuel and utility costs, interest rates, tax appeals and the COVID pandemic. Not all expenditures occur evenly throughout the year. Projections have been prepared with the best information at the time, factoring in current known impacts of the pandemic. However, given the high degree of uncertainties surrounding any future implications and what may occur in the later part of the year, there could be slight difference from the overall year end.

#### ***i) Taxation Funded Variances***

The taxation funded variance report is forecasting a surplus of approximately \$1,513,774 as shown in **Appendix A**.

The Taxation Funded Variance Summary in **Appendix A** provides a summary of the projected year end balances for each budget center with percentage differences from budget.

### ***Office of the CAO***

The Office of the CAO includes the following budget centres: CAO's Office, Digital Transformation and Cloud Services, Council, and Committees of Council. This department is projecting an overall surplus of \$35,562.

The CAO's Office is forecasting a surplus of \$6,900 due primarily to forecasted underspending in office and training expenses as well as forecasted underspending in consulting services.

Digital Transformation and Cloud Services is forecasting a deficit of \$(39,511) due primarily to reallocation of staffing resources from GIS and forecasted cost overruns in equipment repairs and maintenance. Offsetting this are forecasted underspending in training and telecommunications.

Council is forecasting a surplus of \$37,498 due primarily to forecasted savings in employee benefits cost as well as forecasted underspending in training and council expenses.

Committees of Council is forecasting a surplus of \$30,675 due to forecasted underspending in training and Committees expenses. As well a forecasted additional revenue generated more than budget by the committee of adjustments.

### ***Office of Strategic & Legal Affairs***

The Office of Strategic & Legal Affairs includes the following budget centres: Strategic and Legal Affairs, Legal Services, Civic Affairs, Workforce Development, Animal Control, Fire, Police, and Crossing Guards. This department is projecting an overall deficit of \$326,697.

The Strategic and Legal Affairs Office is forecasting a surplus of \$2,525 due primarily to forecasted underspending training and travel expenses.

Legal Services is forecasting a deficit of \$303,500 due to forecasted overspending in Legal fees of \$334,200, offset by underspending of a forecasted \$31,700 in insurance claims.

Civic Affairs is forecasting a deficit of \$30,447 due primarily to forecasted short falls in revenue of \$21,725 as well as forecasted overspending of \$19,500 in wages and benefits cost. These are offset by forecasted underspending in training and office expenses of \$10,778.



Workforce Development is forecasting a deficit of \$9,600 due to forecasted overspending in professional fees of \$20,000. This is offset by underspending in training and office expenses.

Animal Controls is forecasting a surplus of \$3,800 due to forecasted increases in revenue offset by forecasted over expenditures in Animal Control Officer cost.

Fire is forecasting a surplus of \$7,379 due to forecasted decrease in revenue of \$8,500 this is offset by forecasted underspending in wages and benefits \$12,150 as full-time wages will experience a surplus due to staffing transition offset by forecasted cost overruns in VFF wages. Other areas of underspending are forecasted in training and office supplies as well as small equipment. These are offset by forecasted over expenditures in repairs and maintenance.

Police is forecasting a surplus of \$3,146 due to forecasted decreases in revenue offset by forecasted underspending in training and office expenses.

Crossing Guards is forecasting to be on budget for 2022.

### ***Office of Growth & Sustainability***

The Office of Growth & Sustainability includes the following budget centres: Growth and Sustainability, Economic Development & Mobility, ATRC Facilities and Fields, Recreation, Marina, Community Planning, GIS, Building, By Law, and Public Service. This department is projecting an overall Surplus of \$386,036.

The Growth & Sustainability Office is forecasting a surplus of \$2,400 due primarily to forecasted underspending training & office expenses.

Economic Development & Mobility is forecasting a surplus of \$5,500 due primarily to forecasted underspending training & office expenses.

The ATRC Facilities & Fields budget centre is forecasting a surplus of \$4,775 dollars however involves significant fluctuation in revenue and expenditure forecast from budget due to the impacts on service levels from the COVID pandemic. Revenue is forecasted to be below budget figured by \$326,115, offsetting this is forecasted underspending in wages and benefits of \$239,490 as well as savings in the areas of concession products, repairs and maintenance and utilities cost that total \$96,000.

Recreation is forecasting a surplus of \$56,536 again this budget centre is experiencing significant fluctuation in revenue and expenditure forecast from budget due to the impacts on service levels from the COVID pandemic. Revenue is forecasted to be below budget figures by \$96,181, offsetting this is forecasted underspending in wages and benefits of \$118,917 as well as savings in office expense, training and program supplies that total \$33,800.

The Marina is forecasting a surplus of \$67,315 this is primarily due to increased revenue from slip rentals and fuel sales forecasted to be \$84,515 over budget. This is offset by overspending on fuel and oil cost, which is due to hyper inflation in the cost of gasoline in 2022.

Community Planning is forecasting a surplus of \$82,255 this is primarily due to underspending in salaries and benefits cost of \$38,145 due to vacancy in the area as well as underspending in training and office expenses of \$19,010 and forecasted savings in consulting services of \$25,000.

GIS is forecasting a surplus of \$42,391 due to staff being reallocated to Digital Transformation & Cloud Services.

The Building budget centre is currently projecting no net variance. Although there is a projected operational surplus of \$131,700 in revenue, primarily due to an increase in building permit revenue from increased residential housing construction. As well as forecasted savings in wages and benefits of \$42,000 this is offset by forecasted overspending in Computer expense to support the council approved transition to cloud permit. The remaining surplus will be transferred to the building permit reserve at year-end in accordance with the Building Code Act provisions.

By-law Compliance is currently projecting a surplus of \$33,204 due primarily to forecasted under expenditures in wages and benefit cost from budget.

Public Service is currently projecting a surplus of \$91,660 due primarily to forecasted under expenditures in wages and benefit cost from budget due to timing of implementation of the budget centre.

### ***The Office of Operations***

The Office of Operational Services includes the following budget centres: Operations, Roads & Fleet, Parks & Trails, Engineering and Infrastructure, Capital Projects, Drainage, Facilities (non ATRC) & Properties and Solid Waste. This department is projecting an overall Surplus of \$400,795

The Operations Office is forecasting a surplus of \$1,500 due primarily to forecasted underspending training & office expenses.

Roads & Fleet is forecasting a surplus of \$176,673 due primarily to forecasted underspending in wages and benefits of \$159,000 as well as forecasted underspending on Storm Sewer maintenance of \$100,000. These are offset by forecasted overspending of \$178,000 on gasoline expenses due to hyper inflation experienced in 2022.

Parks & Trails is forecasting a surplus of \$132,437 due primarily to increased revenue over budget due to additional wage subsidy received to cover students. As well as forecasted saving in wages and benefit cost of \$54,942 and forecasted underspending of grounds maintenance and sports field maintenance.

Engineering and Infrastructure is forecasting a surplus of \$246,204 due primarily to wages and benefit cost surplus of \$106,994 due to staffing vacancies, as well as underspending for professional fees and grants and subsidies programs totalling \$100,000. Underspending is also forecasted in training and office expenses of \$15,700.

Capital Projects is forecasting a surplus of \$2,000 due primarily to forecasted underspending training & office expenses.

Drainage is forecasting a deficit \$(72,045) due to higher then budgeted roads portion of drainage assessments being incurred in 2022 as many projects completed final billing in early 2022.

Facilities (non ATRC) is forecasting a deficit \$(16,340) due to forecasted overspending in janitorial supplies and winter control cost at town owned properties.

Solid Waste is forecasting a deficit of \$(69,633) due to forecasted overspending in the garbage collection contract as Consumer Price Index in the contract and growth in Lakeshore have added greater then budgeted cost to the contract.

## ***Finance***

The Finance Office includes the following budget centres: Finance, Accounting and Revenue, Financial Planning & Analysis and Corporate Accounts. This department is projecting an overall Surplus of \$1,018,078

The Finance Office is forecasting a surplus of \$9,439 due primarily to forecasted underspending training & office expenses.

Accounting and Revenue is forecasting a surplus of \$81,647 due to higher then expected revenue to be collected from user fees and interest income of \$63,760. As anticipated savings in wages and benefits of \$29,687 due to staffing vacancies and transitions. These are offset by forecasted overspending in audit and actuarial services fees as well as office supplies and courier & postage cost for tax bills. In the amount of \$13,000.

Financial Planning and Analysis is forecasting a surplus of \$33,607 due primarily to underspending is wages and benefits due to staffing vacancies and transitions in the year.

Corporate Accounts are projecting a surplus of \$893,385 due primarily to increased payment in lieu of taxes revenue forecasted to be \$335,000 and increased supplementary taxes over budget of \$600,000 due to increased return of new homes assessment in 2022. These are offset by less then anticipated forecasted grant revenue from provincial offences of \$40,000 in 2022.

## ***ii) Water Rate Funded Variances***

The water variance report is forecasting a deficit of approximately \$(85,793), as shown in **Appendix A**. A revenue deficit is expected of \$26,049 primary due from lower than anticipated consumption trends. A surplus of wages and benefits cost is expected in the amount of \$141,561 as well as savings in training and office expense are being forecasted in the amount of \$47,560, Offsetting these surpluses are forecasted over expenditures of \$87,500 in Chemicals and 155,000 in water meters replacement cost.

As water services are under a self-sustaining model, any actual 2022 surplus/(deficit) will be recommended for transfer to/(from) the Water Reserve Fund as part of the year end variance report.

## **Wastewater Rate Funded Variances**

The wastewater variance report is forecasting a surplus of approximately \$151,152, as shown in **Appendix A**. Like Water, an decrease in revenue is expected by year end due to an decreases in consumption. A shortfall of \$40,556 in revenue is projected for 2022. Contributing to the surplus is forecasted underspending in I&I of \$150,000 and underspending of consulting services of \$40,000.

As wastewater services are under a self-sustaining model, any actual 2022 surplus/(deficit) will be recommended for transfer to/(from) the Wastewater Reserve Fund as part of the year end variance report.

## **Financial Impacts**

At the time of writing this report, with the known information available, it is projected the year will end with a financial surplus of \$1,513,774 from tax funded budgets. Water is expected to end the year with a deficit of \$(85,793) and Wastewater a surplus of \$151,152.

Administration will continue to monitor revenues and expenditures throughout the year, and a further update will be reported to Council with the Year End Variance reports

## **Attachments**

**Appendix A** – Departmental Summary

## Report Approval Details

Document Title:	2022 Quarter 2 Variance Report.docx
Attachments:	- Q2 Forecast.pdf
Final Approval Date:	Sep 8, 2022

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

Prepared by Justin Rousseau

Approved by Truper McBride

Municipality of Lakeshore  
2022 Quarter 2 (June 30th) Forecast till December 31, 2022

	Budget	Forecast	Variance (Surplus) / Deficit	Percentage Variance
<b>Chief Administrative Officer</b>				
<b>CAO Office</b>				
Net Total	(407,381)	(400,481)	(6,900)	1.69%
<b>Digital Transformation &amp; Cloud Services</b>				
Net Total	(1,024,715)	(1,064,226)	39,511	-3.86%
<b>Council Services</b>				
Net Total	(326,523)	(289,025)	(37,498)	11.48%
<b>Committees of Council</b>				
Net Total	11,225	41,900	(30,675)	-273.27%
<b>Total Chief Administrative Officer</b>	<b>(1,747,394)</b>	<b>(1,711,832)</b>	<b>(35,562)</b>	<b>2.04%</b>
<b>Strategic &amp; Legal Affairs</b>				
<b>Strategic and Legal Affairs Admin</b>				
Net Total	(223,116)	(220,591)	(2,525)	1.13%
<b>Legal Services</b>				
Net Total	(856,333)	(1,159,833)	303,500	-35.44%
<b>Civic Affairs</b>				
Net Total	(616,506)	(646,953)	30,447	-4.94%
<b>Workforce Development</b>				
Net Total	(414,962)	(424,562)	9,600	-2.31%
<b>Animal Control</b>				
Net Total	(30,150)	(26,350)	(3,800)	12.60%
<b>Fire</b>				
Net Total	(2,273,339)	(2,265,960)	(7,379)	0.32%
<b>Police</b>				
Net Total	(4,950,187)	(4,947,041)	(3,146)	0.06%
<b>Crossing Guards</b>				
Net Total	(67,966)	(67,966)	-	0.00%
<b>Total Strategic &amp; Legal Affairs</b>	<b>(9,432,559)</b>	<b>(9,759,256)</b>	<b>326,697</b>	<b>-3.46%</b>
<b>Growth &amp; Sustainability</b>				
<b>Growth and Sustainability Admin</b>				
Net Total	(210,793)	(208,393)	(2,400)	1.14%
<b>Economic Development &amp; Mobility</b>				
Net Total	(193,925)	(188,425)	(5,500)	2.84%
<b>ATRC Facilities &amp; Fields</b>				
Net Total	(2,324,809)	(2,320,034)	(4,775)	0.21%
<b>Recreation</b>				
Net Total	(578,234)	(521,698)	(56,536)	9.78%
<b>Marina</b>				
Net Total	(81,150)	(13,835)	(67,315)	82.95%
<b>Community Planning</b>				
Net Total	(750,725)	(668,470)	(82,255)	10.96%
<b>GIS</b>				
Net Total	(210,058)	(167,667)	(42,391)	20.18%
<b>Building</b>				
Net Total	-	(0)	0	0
<b>By Law</b>				
Net Total	(352,865)	(319,661)	(33,204)	9.41%
<b>Public Service</b>				
Net Total	(616,822)	(525,162)	(91,660)	14.86%
<b>Total Growth and Sustainability</b>	<b>(5,319,381)</b>	<b>(4,933,345)</b>	<b>(386,036)</b>	<b>7.26%</b>



## Operational Services

### Operational Services Admin

Net Total	(207,593)	(206,093)	(1,500)	0.72%
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### Roads & Fleet

Net Total	(14,778,292)	(14,601,619)	(176,673)	1.20%
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### Parks & Trails

Net Total	(1,839,187)	(1,706,750)	(132,437)	7.20%
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### Engineering and Infrastructure

Net Total	(746,769)	(500,565)	(246,204)	32.97%
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### Capital Projects

Net Total	(351,036)	(349,036)	(2,000)	0.57%
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### Drainage

Net Total	(225,217)	(297,262)	72,045	-31.99%
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### Facilities (non ATRC) & Properties

Net Total	(1,756,324)	(1,772,664)	16,340	-0.93%
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### Solid Waste

Net Total	(1,479,075)	(1,548,708)	69,633	-4.71%
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### Total Operational Services

<b>(21,383,493)</b>	<b>(20,982,698)</b>	<b>(400,795)</b>	<b>1.87%</b>
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## Finance & Corporate Accounts

### Finance Admin

Net Total	(224,652)	(215,213)	(9,439)	4.20%
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### Accounting and Revenue Services

Net Total	455,916	537,563	(81,647)	17.91%
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### Financial Planning & Analysis

Net Total	(364,704)	(331,097)	(33,607)	9.21%
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### Corporate Accounts

Net Total	38,016,267	38,909,652	(893,385)	2.35%
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### Total Finance & Corporate Accounts

<b>37,882,827</b>	<b>38,900,905</b>	<b>(1,018,078)</b>	<b>2.69%</b>
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### Total Taxation Funded Accounts

<b>-</b>	<b>1,513,774</b>	<b>(1,513,774)</b>	
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## Water

### Water

Net Total	-	(85,793)	85,793
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### Total Water

<b>-</b>	<b>(85,793)</b>	<b>85,793</b>
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## Wastewater

### Wastewater

Net Total	-	151,152	(151,152)
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### Total Wastewater

<b>-</b>	<b>151,152</b>	<b>(151,152)</b>
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# Municipality of Lakeshore – Report to Council

## Operations

### Roads, Parks & Facilities



**To:** Mayor & Members of Council  
**From:** Jeff Wilson, Division Leader – Roads, Parks & Facilities  
**Date:** September 1, 2022  
**Subject:** Tender Award – Comber Library Renovations

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### Recommendation

Award the tender for the Comber Library Renovations to RC White Ltd in the amount of \$137,121.60 including applicable HST, as presented at the September 13, 2022 Council meeting.

### Background

At the October 26, 2021, Council meeting the following resolution was passed:

Resolution #341-10-2021

Direct Administration to include the estimated cost of renovation in the 2022 Budget Process for the creation of a community hub, including library premises, at 6405 Main Street, Comber.

Advise the Essex County Library Board that Council supports the use of a Programming and Outreach model in the community of Stoney Point; and

If the \$200,000 cost estimate is insufficient, that Administration be directed to prepare a report for Council's consideration.

### Comments

The Essex County Library is focused on meeting the needs of the community through outreach and programming while broadening community use. The proposed renovations to the former Comber medical facility will provide a site that will continue to meet the necessities of the library while providing a space for community use.

Based on the Resolution #341-10-2021 (above), Administration initiated a project to renovate the former Comber medical facility located at 6405 Main Street in Comber.

The renovations to the facility include compliance with AODA standards and will provide an adequate space that would meet the needs of the Essex County Library.

The initial project steps have been outlined below:

- Quotes for consulting services were obtained and JP Thompson Architects LTD was retained to prepare renovation drawings;
- Several layout options were explored by Administration and reviewed with Essex County Library;
- The floor plan was agreed upon and drawings were completed in compliance with AODA standards;
- An application was made to the Building Department to obtain a building permit;
- Preparation of a tender package was prepared and tendered;
- Rezoning application submitted for consideration; and
- Award of tender recommendation.

Through the building permit application process, it was identified that a rezoning application was required. The rezoning application is also being presented at this September 13, 2022, Council meeting.

In the interest of time and in parallel with the rezoning application process, the renovations were tendered.

The tender to undertake the Comber Library Renovations was publicly tendered on Bids & Tenders on August 5, 2022.

The following six (6) tenders were received prior to the tender closing time on August 26, 2022:

<b>Tenderer</b>	<b>Price (excluding HST)</b>	<b>Price (including applicable HST)</b>
RC White Ltd	\$134,750.00	\$137,121.16
Vince Ferro Construction Ltd.	\$186,660.00	\$189,945.21
Matassa Incorporated	\$195,333.00	\$198,770.86
Valente Contracting Inc	\$214,500.00	\$218,275.20
Elmara Construction CO. LTD.	\$223,754.00	\$227,692.07
Direk Construction Inc.	\$299,350.00	\$304,618.56

The renovations are expected to be completed by the end of 2022.

## Others Consulted

The Essex County Library was consulted.

## Financial Impacts

Council is prohibited from making any expenditures or incurring any other liability which exceeds \$50,000 during a period when certain acts are restricted leading up to the municipal election (section 275 of the *Municipal Act, 2001* which is colloquially referred to as the "lame duck" period). This restriction only applies where the expenditures were not budgeted and/or within the approved budget amount.

This expenditure was included in the 2022 budget and adopted by Council.

The financial impacts have been summarized below:

<b>Item</b>	<b>Total Costs (excluding HST)</b>	<b>Total Costs (including applicable HST)</b>
RC White Ltd Tender Amount	\$134,750.00	\$137,121.60
Consulting Fees	\$7,225.00	\$7,352.16
Site Work		tbd
<b>Total Project Costs</b>		<b>\$144,473.76</b>
<b>2022 Budget Dollars</b>		<b>\$200,000.00</b>
<b>Remaining Budget</b>		<b>\$55,526.24</b>

The total project cost to date is \$144,473.76 (including applicable HST) including the above awarded tender amount (if approved by Council).

The site works required to satisfy site plan approval is expected to be in line with the remaining budget dollars.

## Attachments

Attachment 1: Comber Library Floor Plan

## Report Approval Details

Document Title:	Tender Award - Comber Library Renovations.docx
Attachments:	- Comber Library Floor Plan - 2022.docx
Final Approval Date:	Sep 8, 2022

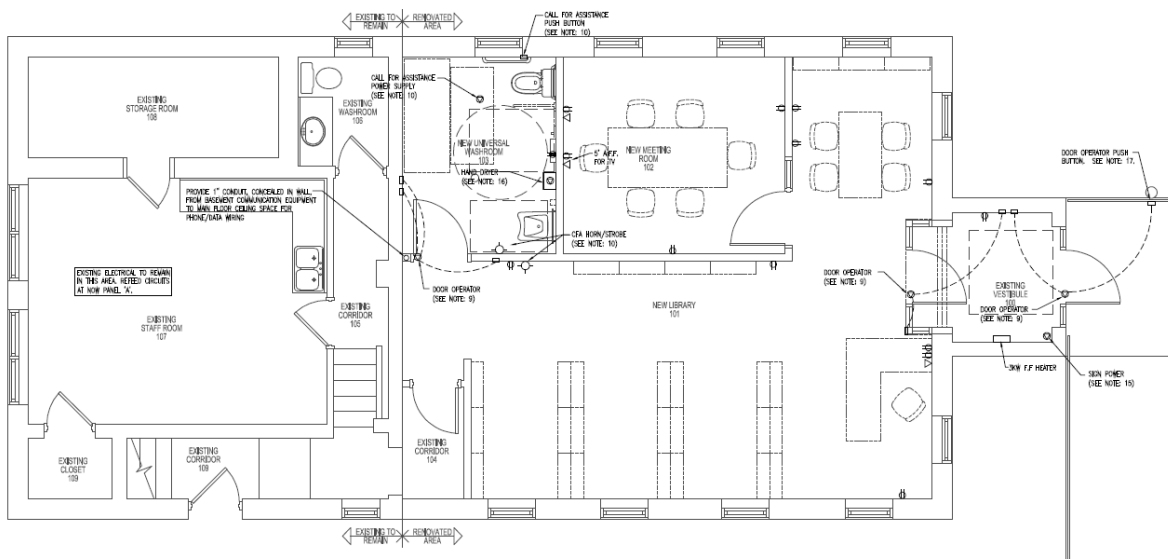
This report and all of its attachments were approved and signed as outlined below:

Prepared by Jeff Wilson

Submitted by Krystal Kalbol

Approved by Justin Rousseau and Truper McBride

# Comber Library Floor Plan



**FIRST FLOOR POWER PLAN**  
SCALE: 1/4" = 1'-0"



# Municipality of Lakeshore – Report to Council

## Operations

## Engineering & Infrastructure



**To:** Mayor & Members of Council

**From:** Krystal Kalbol, P.Eng, Corporate Leader, Operations

**Date:** September 8, 2022

**Subject:** Sanitary Treatment Capacity Update - Comber & Stoney Point Lagoon Systems

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### Recommendation

Receive this report for information; and Direct Administration to notify the County of Essex that the Municipality of Lakeshore no longer supports the draft plan approval for the Tracey Estates Subdivision Phase 3 due to a lack of sewage capacity at the Comber lagoon, for the reasons described in the report presented at the September 13, 2022 Council meeting.

### Background

Servicing of the eastern communities of Lakeshore with a conventional, updated sanitary system has been explored since the Municipality of Lakeshore's Water and Wastewater Masterplan (WWMP) was completed in 2008. The eastern communities of Lakeshore include Stoney Point, Comber, Lighthouse Cove and Rochester Place. The WWMP noted the existing servicing constraints and further identified a long-term servicing strategy to accommodate growth and replace the sewage lagoon form of sewage treatment.

The long-term servicing strategy for sanitary treatment included a new sewage treatment facility in Stoney Point (identified to be built just west of the existing lagoon) to accommodate sewage from Stoney Point, Comber, Lighthouse Cove and Rochester Place. Conveyance systems would also need to be installed to support this strategy.

An Environmental Study Report (ESR) was completed in November 2012 detailing the long-term strategy for sanitary treatment and associated conveyance. This was confirmed and continued to be identified in the WWMP Update (undertaken in 2018) as the preferred servicing strategy for the eastern communities.

Detailed design of the strategy was completed in 2019.

Although the Environmental Assessment and design was completed, none of the works were undertaken as funding was not allocated or received to support this project in its entirety. It is noted however, that future sewage works projects for the Eastern Communities are included in the Lakeshore Development Charges Study.

It should be noted that an update to the ESR will have to be completed as this report expires in 10 years (end of 2022). Administration recommends that this update should be initiated once the WWMP Update is completed (the process to update the WWMP has been initiated) and a funding model has been determined to support the plan. The population and growth projections for these communities would also need to be updated through this process, based on the County and Lakeshore Official Plan policies.

Currently, Stoney Point and Comber are serviced by sanitary conveyance systems, both treated by sanitary lagoon systems. It is the position of the Ministry of the Environment, Conservation and Parks (MECP) that sanitary lagoon systems are an outdated treatment method and the MECP is reluctant to support an expansion and/or upgrading the existing lagoons and noted that this would be considered a short-term solution.

Lighthouse Cove and Rochester Place are currently serviced by private septic treatment systems and therefore the flows have not been considered in this report. Discussion on providing sanitary servicing to Lighthouse Cove will be included in a future report to Council related to the Lighthouse Cove Secondary Plan.

More recently, Lakeshore has received interest in development in areas serviced by the existing lagoons in both Comber and Stoney Point. Parcels in both settlement areas zoned and planned for future development are shown in the attached maps. The purpose of this report is to provide an update regarding the existing lagoon capacity, to further confirm the constraints in the sanitary lagoon systems and to provide a recommendation on moving forward on subsequent development or building applications.

The details below outline the approved capacity and the existing flows of both lagoons and the relative service areas.

### ***Comber Lagoon***

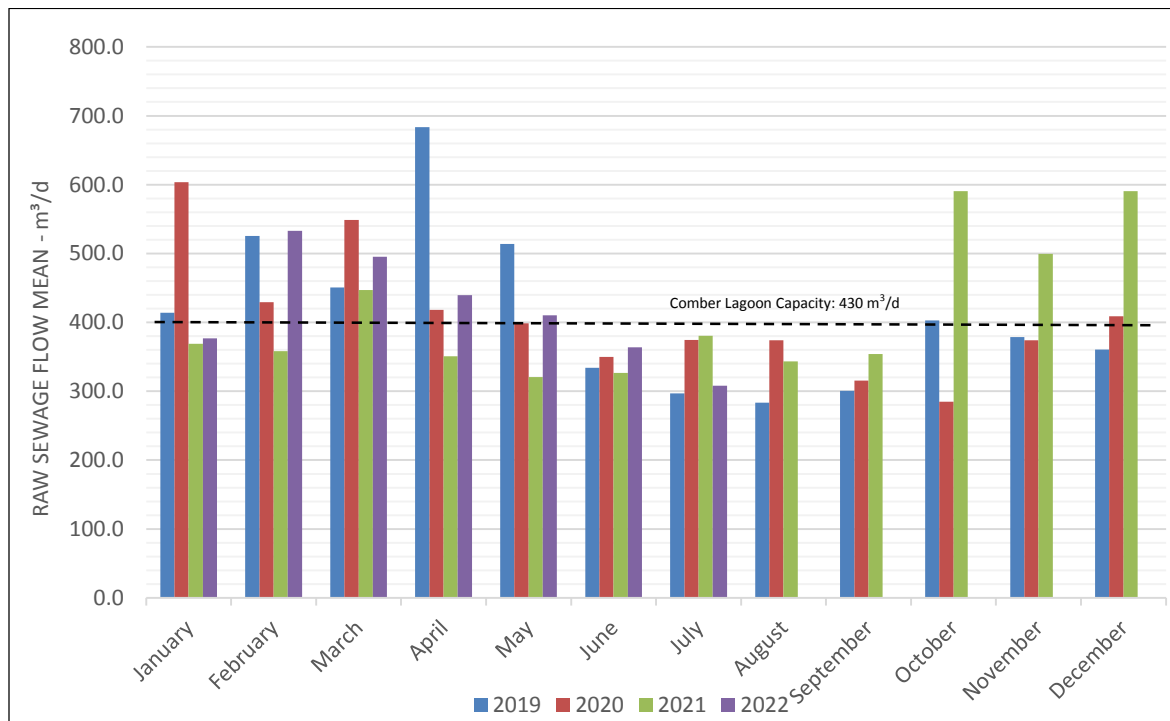
The Comber settlement area is presently serviced by its own respective municipal wastewater collection system and a lagoon-based treatment system built in 1974. The Certificate of Approval (C of A) for the existing lagoon is for an approved capacity of 430 m<sup>3</sup>/d.

**Table 1** shows the average annual flows (m<sup>3</sup>/d) for the Comber Lagoon and are further summarized in **Figure 1**.

***Table 1: Average annual flows into the Comber Lagoon.***

Year	Average Annual Flow (m <sup>3</sup> /d)
2019	412.1
2020	406.6
2021	409.9
*2022	436.0

\*The 2022 flows include the months of January to June (shown in purple below). The 2022 flows are trending higher during the first half of 2022 compared to 2021.



**Figure 1:** Comber raw sewage flow rate monthly mean

The average flow is 413 m<sup>3</sup>/d from January 2019 to June 2022 and is equivalent to 96.2% of the rated capacity.

**Table 2** shows additional flows that have been approved that are currently not included in the above system flows.

**Table 2:** Additional estimated flows allocated to the Comber Lagoon.

Development	Estimated Average Domestic Flow (m <sup>3</sup> /d)	Status
Subdivision Phase 2	51.0	Constructed, lots serviced, homes currently being built, no contributory flows at this time

Considering the above the average flow is expected to be 464 m<sup>3</sup>/d equivalent to 107.9% of the rated capacity.

A further request to accommodate a subsequent development phase (Tracey Estates Phase 3 noted above) was reviewed in November 2021 and was expected to contribute an additional 41.9 m<sup>3</sup>/d. This was further reviewed once the remaining 2021 and 2022 flows became available. A third-party review of the rated capacity was also undertaken in July 2022 and has been appended for further information.

Based on the above subsequent request for Phase 3, this allocation will bring the total estimated average flow to 505.9 m<sup>3</sup>/d (over the approved capacity limit of the C of A) to 117.7%.

Administration will work with Developers to determine if there are any solutions to increase capacity of the sewage lagoon, and the Municipality will continue to investigate improvements to reduce sewage flows such as I and I work. However, in the meantime, it is recommended that Council direct Administration to advise the County of Essex, as the approval authority for plans of subdivision, that there is currently no sewage capacity for Phase 3 Tracey subdivision in Comber (Recommendation).

### ***Stoney Point Lagoon***

Stoney Point Lagoon area is presently serviced by their own respective Municipal wastewater collection system and lagoon-based treatment system built in 1978.

The C of A for the existing lagoon is for an approved capacity of **949 m<sup>3</sup>/d**.

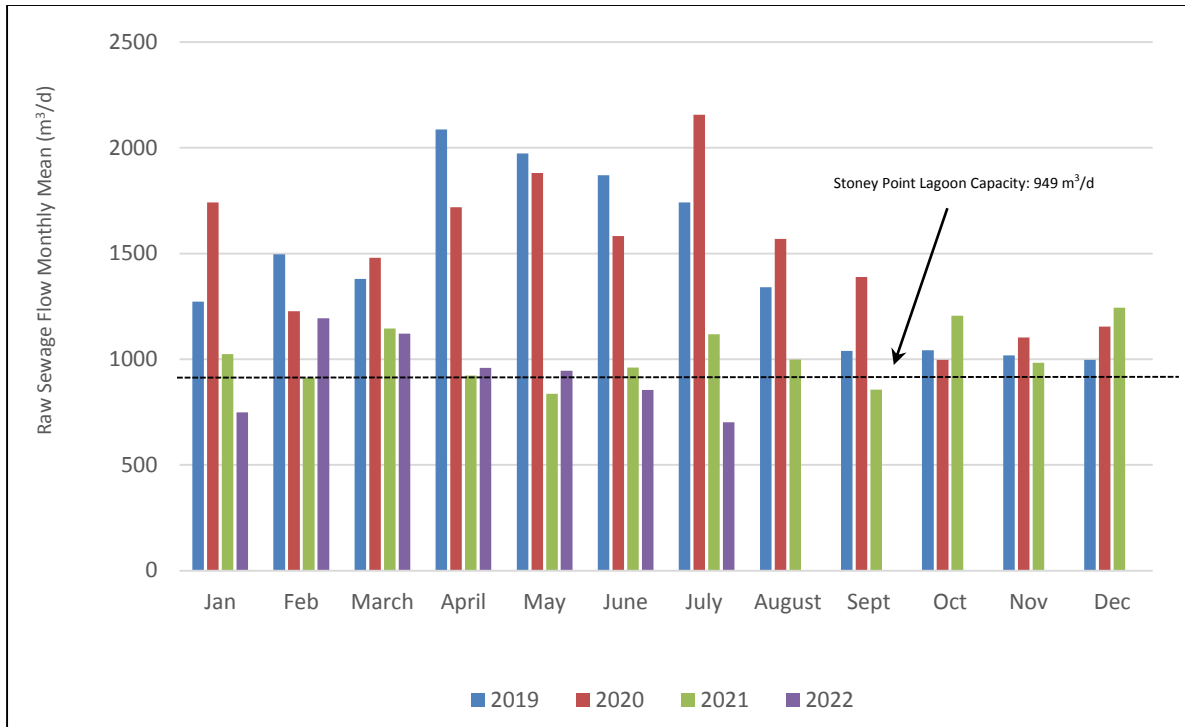
Stoney Point Lagoon has been over capacity for several years, which was identified in the 2012 ESR.

**Table 2** shows the average annual flows (m<sup>3</sup>/d) for the Stoney Point Lagoon and are further summarized in **Figure 2**.

***Table 4: Average annual flows into the Stoney Point Lagoon.***

Year*	Average Annual Flow (m <sup>3</sup> /d)
2019	1,438.2
2020	1,500.0
2021	1,017.2
*2022	970.4

\*The 2022 flows include the months of January to June (shown in purple below). Flows are trending consistent during the first half of 2022 compared to 2021.



**Figure 2: Stoney Point raw sewage flow rate monthly mean**

The average flow is 1,231.5 m<sup>3</sup>/d from January 2019 to June 2022 and is equivalent to 129.8% of the rated capacity.

The Stoney Point Lagoon is operating significantly above capacity. The MECP has advised that it is not supportive of operating over capacity in this manner.

The MECP continues to work with the Municipality based on the understanding that a future long-term solution has been identified through the Water & Wastewater Master Plan Update, completion of an ESR to accommodate and further, in 2019 the design and drawings were completed.

## Comments

The Municipality met with the MECP and with Ontario Clean Water Agency (OCWA) on May 19, 2021 and again on July 19, 2022. These meeting were held to discuss the concerns related to both lagoon systems (outdated treatment method) and potential options that the MECP would consider for capacity gain.

The MECP was not supportive of an interim solution to expand the existing systems or provide updates to the existing lagoons. It is the MECP's position that alternative long-term solutions should be explored during the planned WWWMP Update.

Based on the existing and committed flows, Administration is advising that acceptance of any additional flows to these systems cannot be accommodated or supported.

In addition, Administration is advising that any proposals that would increase the density on existing developed lots within the Stoney Point and Comber settlement/servicing area(s) should not be contemplated at this time.

Administration recommends that notice shall be provided to current owners of vacant land that development, including the issuance of building permits, cannot proceed until sanitary sewage becomes available.

The above noted comments are in line with Lakeshore's Official Plan based on the following:

Section 7.3.2 Servicing Allocation & Phasing of the Official Plan states:

*"The following will be the policy of the Town:*

- a. When unallocated servicing capacity does not exist for a proposed development, the Town will defer the processing of the planning application until capacity is available, or until a servicing agreement is in place to ensure that such capacity will be available to service the development within one year of the granting of the planning approval. Draft approved plans of subdivision may only proceed to registration if sufficient servicing capacity continues to exist."*

To be in conformity with the above noted policies of the Official Plan, Administration recommends suspending the processing of new planning applications and not issuing building permits for new developments, other than those exceptions noted in this report, until a long-term solution has been implemented.

Further, the Official Plan does permit individual private septic systems on an interim basis subject to a zoning by-law amendment.

Section 7.3.1.1. e) states:

*"In order to ensure the efficient use of land and municipal services, development, including lot creation, on private servicing systems (water and/or sewage disposal) will generally not be permitted. However, exceptions will be considered in areas not serviced by municipal water and/or sewage services on the basis of a site-specific amendment to the Zoning By-law, and satisfaction of the following criteria:*

- i) a water and sewage servicing master plan is in place to provide future municipal water and sewage systems to service the lands;*
- ii) the development of the land and accommodation of a private servicing system will not preclude the ultimate extension of municipal water and sewage systems to service the lands;*



*iii) at such time as municipal water and/or sewage services become available, the landowner, at their expense, will be required to connect to municipal water and/or sewage services;..."*

As mentioned in the Official Plan, site conditions must be able to support the use of a septic system, and the landowner must agree to connect to the municipal system when it is available. However, to date, landowners have not been interested in pursuing this option of an interim private septic system.

It should be further clarified that in situations where a building has been or will be demolished and replaced, that Administration will allow redevelopment, provided that there is no increase to the amount of sewage that is being generated.

### **Others Consulted**

The MECP was consulted as part of this report.

### **Financial Impacts**

There is no financial impact to this report, however there could potentially be decreased revenue from building permits in 2022 and in subsequent years and the resulting loss of potential tax assessment. This impact will be monitored by staff.

Administration will review and develop a funding strategy to accommodate the future long-term solution (wastewater treatment and collection system(s)) for growth in the eastern area of Lakeshore, including an update to the ESR, once the WWWMP Update is completed (currently underway).

### **Report Approval Details**

Document Title:	Sanitary Treatment Capacity Update - Comber and Stoney Point Lagoon Systems.docx
Attachments:	
Final Approval Date:	Sep 8, 2022

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

Prepared by Krystal Kalbol

Approved by Tammie Ryall and Justin Rousseau

## **Notice of Motion submitted by Councillor Janisse regarding Bill 124**

Whereas Ontario is experiencing a health human resources crisis with chronic shortages of nurses and health-care professionals in hospitals, clinical settings, long-term care, home care, and all health care environments; and

Whereas Ontario has the lowest RN-to-population of any province in Canada, and would need to hire 22,000 new nurses to reach the average RN staffing ratio in Canada; and

Whereas burnout and overwork are exacerbating the underlying health human resources crisis and driving nurses and other health-care professionals to leave the sector at an unprecedented rate; and

Whereas Bill 124 unfairly suppresses the wages of nurses and health-care professionals and limits their ability to negotiate freely, and further contributes to the culture of disrespect that is contributing to the staffing crisis. Further, as Bill 124 limits wage increases to a maximum of 1% per year despite growing inflation nurses have effectively seen their wages cut during the COVID-19 pandemic.

Now Therefore Be It Resolved that the Municipality of Lakeshore calls on the Ontario government to recognize the severity of the health human resources crisis in Ontario and take urgent action to recruit and retain skilled, experienced nurses and health-care professionals; and further

That the Municipality of Lakeshore calls on the Ontario government to repeal Bill 124, legislation that suppresses the wages of nurses and health-care professionals and prevents collective bargaining to keep up with inflation; and further

That a copy of this Resolution be sent to:

- The Premier of Ontario, the Ontario Minister of Health, and the Ontario Minister of Long-Term Care
- The Leader of the Official Opposition, the Opposition Critic for Health, and the Opposition Critic for Long-Term Care
- All Members of Provincial Parliament representing constituencies in Lakeshore
- The Association of Municipalities of Ontario (AMO) requesting they share with all their member municipalities.

**Notice of Motion submitted by Councillor Walstedt regarding Rat Abatement Service**

That Council direct Administration to develop a business case to assess the value of introducing a Rat Abatement Service, to include proposed levels of service, cost and resourcing required to support delivery.

## **Municipality of Lakeshore**

### **By-law 64-2022**

#### **Being a By-law to amend By-law 2- 2012, Zoning By-law for the Municipality of Lakeshore (ZBA-28-2021)**

**Whereas** By-law 2-2012 is the Municipality's comprehensive zoning by-law regulating the use of lands and the character, location and use of buildings and structures within the Municipality of Lakeshore;

**And whereas** the Council of the Municipality of Lakeshore deems it in the interest of good planning to further amend By-law 2-2012;

**And whereas** this amendment is in conformity with the Lakeshore Official Plan;

**Now therefore the Council of the Municipality of Lakeshore enacts as follows:**

1. Schedule "A", Map 19 to By-law 2-2012, is amended as follows:
  - a) the zoning classification on 347 Renaud Line, legally described as Part of Lot 4, Concession East of Puce River, designated as Parts 2 and 3 on Plan 12R22568, Lakeshore, subject to a Right-of-Way over Part 3 on Plan 12R22568 as in R375899, being all of the Property Identifier Number 75005-1536(LT), which is shown for reference only in Schedule "A" to this by-law, from "Residential – Low Density (R1)(h4) Zone" to "Residential – Medium Density (R2)(h4)" zone.
2. This by-law shall come into force in accordance with section 34 of *Planning Act*. R.S.O. 1990, c. P. 13.

Read and passed in open session on September 13, 2022.

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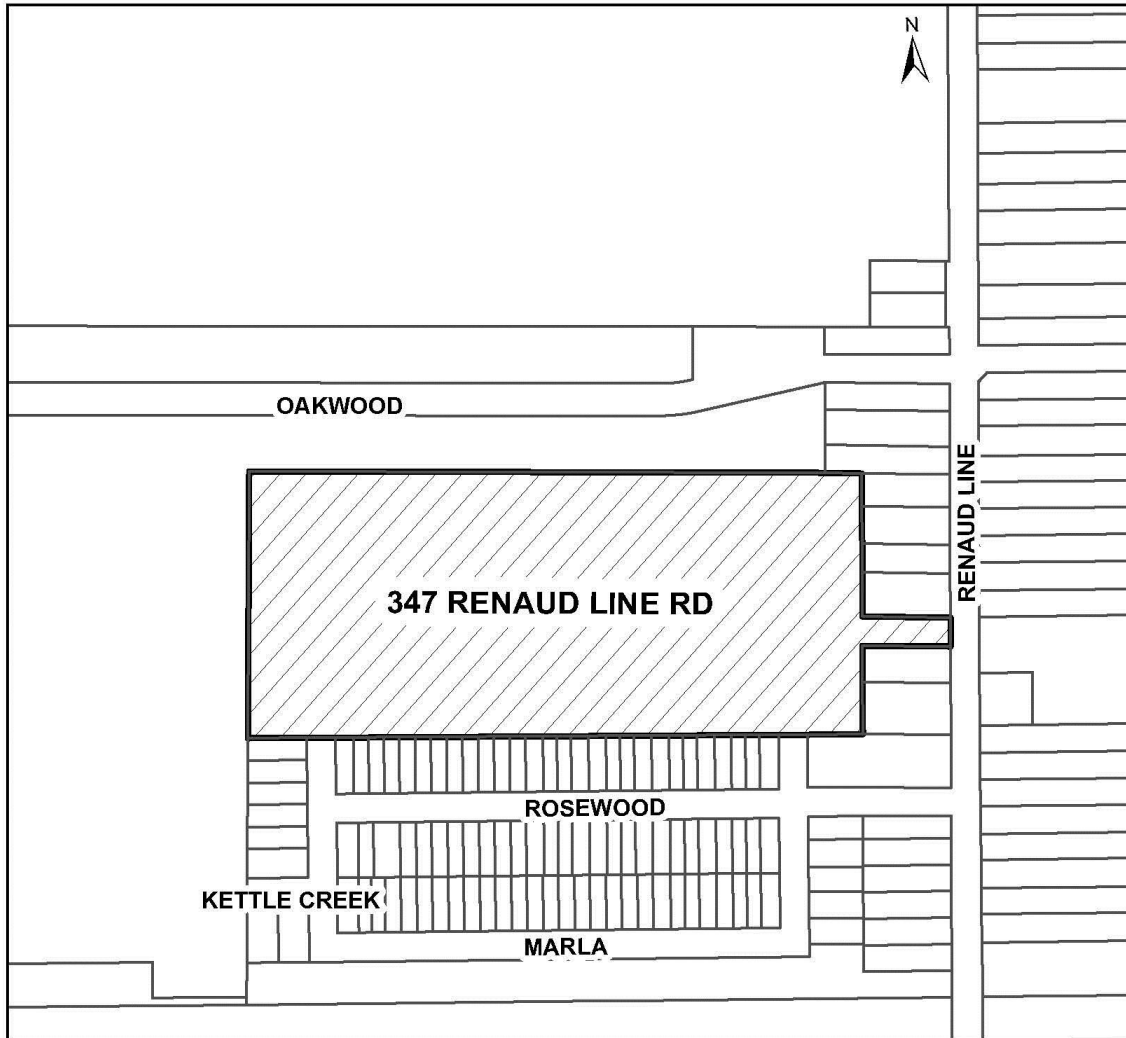
**Mayor  
Tom Bain**

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**Clerk  
Kristen Newman**

**Schedule “A”  
to By-law 64-2022**

Part of Lot 4, Concession East of Puce River, designated as Parts 2 and 3 on Plan 12R22568, Lakeshore, subject to a Right-of-Way over Part 3 on Plan 12R22568 as in R375899, being all of the Property Identifier Number 75005-1536(LT),



Amend from “Residential – Low Density zone R1(h4)” to “Residential – Medium Density zone R2(h4)”

**Municipality of Lakeshore**

**By-law 76-2022**

**Being a By-law to Confirm the Proceedings of the  
Council of the Municipality of Lakeshore**

**Whereas** in accordance with the *Municipal Act 2001*, S.O. 2001, c. 25, municipalities are given powers and duties in accordance with this Act and many other Acts for purposes which include providing the services and other things that a municipality considers are necessary or desirable for the municipality;

**And whereas** in accordance with said Act, the powers of a municipality shall be exercised by its Council;

**And whereas** municipal powers, including a municipality's capacity, rights, powers and privileges shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**And whereas** it is deemed expedient that the proceedings of the Council of the Municipality of Lakeshore at these sessions be confirmed and adopted by By-law.

**Now therefore the Council of the Municipality of Lakeshore enacts as follows:**

1. The actions of the Council of the Municipality of Lakeshore in respect of all recommendations in reports of Committees, all motions and resolutions and all other actions passed and taken by the Council of the Municipality of Lakeshore, documents and transactions entered into during the July 6 and July 12, 2022 sessions of Council be adopted and confirmed as if the same were expressly embodied in this By-law.
2. The Mayor or the Deputy Mayor together with the Clerk are authorized and directed to execute all documents necessary to the action taken by this Council as described in paragraph 1 of this By-law and to affix the Seal of the Municipality of Lakeshore to all documents referred to in said paragraph 1 above.

Read and passed in an open session on August 9, 2022.

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**Mayor  
Tom Bain**

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**Kristen Newman  
Clerk**

# **Municipality of Lakeshore**

## **By-law 77-2022**

### **Being a By-law to adopt an Asset Transfer Policy for Transfers to Municipal Services Corporations**

Whereas Council passed resolution 305-08-2022 to approve and adopt the “Proposed Business Case Study for Restructuring Union Water Supply System (UWSS) into a Municipal Service Corporation” dated March 28, 2018 as presented at the August 9, 2022 Council meeting and as further described in the “Union Water Supply System Restructuring Project Financial Presentation” presented at the August 9, 2022 Council Meeting to establish a municipal services corporation pursuant to section 203 of the Municipal Act, 2001 and which shall be known as Union Water Supply System Inc.;

Authorize the Mayor to act as a first director for Lakeshore as a shareholder in the incorporation of the municipal services corporation;

Authorize and direct the Mayor and Treasurer, in consultation with Lakeshore legal counsel, to execute such agreements, documents and instruments as may be necessary or desirable including, but not limited to, a Unanimous Shareholder Agreement, a Water Services Agreement, an Asset Transfer Agreement, a Real Property Transfer Agreement, and a Municipal Access Agreement to restructure, establish and organize the municipal services corporation and arrange for the services to be continued in accordance with the Business Case.

And whereas subsection 203(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, provides that a municipality shall comply with such requirements as may be prescribed when establishing a corporation;

And whereas O. Reg. 599/06 a regulation under the Municipal Act, 2001 states that a municipality shall adopt and maintain policies on asset transfers to corporations;

And whereas Council desires to approve a policy for the transfer of assets to a municipal services corporation;

### **Now therefore the Council of the Municipality of Lakeshore enacts as follows:**

1. Schedule “A” to this By-Law is adopted and shall be referred to as the “Municipal Services Corporation Asset Transfer Policy”.
2. This By-law comes into force and effect upon passage.



Read and passed in open session on September 13, 2022.

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**Mayor  
Tom Bain**

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**Clerk  
Kristen Newman**



# Schedule A to By-law 77-2022

## Municipal Services Corporation Asset Transfer Policy

Policy # [C or A] - [DI] - 00000

Date Last Reviewed:

### Subject

This policy is intended to address asset transfers to Municipal Service Corporations as required under section 7 of Ontario Regulation 599/06 under the Act.

### Purpose

The purpose of this policy is to permit transfers of Assets to Municipal Service Corporations incorporated by the Municipality, or Municipal Service Corporations in which the Municipality is a shareholder.

### Definitions

“Act” means the *Municipal Act, 2001*, including Regulations made under it, as amended from time to time.

“Asset(s)” means real property and personal property of the Municipality.

“Council” means the Council of the Municipality of Lakeshore.

“Municipal Service Corporation” means a corporation incorporated in accordance with section 203 of the Act and Section 3 of Ontario Regulation 599/06 made under the Act.

“Municipality” means Municipality of Lakeshore.

### Policy

1. Upon the approval of Council, the Municipality may transfer such Assets as it sees fit to Municipal Services Corporations.



# Asset Transfer Policy

Policy # [C or A] - [DI] - 00000

Date Last Reviewed:

2. Council may attach such terms and conditions to the transfer of the Asset as it deems necessary or appropriate, including but not limited to:
  - a) specifying the permitted use of the Asset;
  - b) providing for an obligation to transfer back to the Municipality the Asset upon the happening of an event or events;
  - c) restricting or prohibiting further transfers of the Asset by the Municipal Services Corporation;
  - d) attaching a purchase price of the Asset, to be paid or owed to the Municipality by the Municipal Services Corporation.
3. In considering whether to authorize a proposed transfer of an Asset to a Municipal Services Corporation, Council may have regard, among other things, to the extent to which the proposed transfer will achieve one or more of the following objectives:
  - a) optimize the use and value of Asset;
  - b) advance the Municipality's economic development and its economic competitiveness;
  - c) attract targeted industries, stimulate the creation of desirable employment, regenerate neighbourhoods and advance employment opportunities;
  - d) achieve sustainable growth and the regeneration of infrastructure and land use;
  - e) ensure stewardship of the natural environment;
  - f) support the creation of new affordable housing; and/or
  - g) achieve social objectives and an enhanced quality of life for the citizens of the Municipality.



# Asset Transfer Policy

Policy # [C or A] - [DI] - 00000

Date Last Reviewed:

#	Date Revised	Author	Section	Details of Change
1				
2				
3				
4				

Refer policy questions to: Corporate Leader – Chief Financial Officer

**Municipality of Lakeshore  
By-law 79-2022**

**Being a By-law for the Bridge over the Malden Road Drain  
in the Municipality of Lakeshore in the County of Essex**

**Whereas** the Council of the Municipality of Lakeshore in the County of Essex in accordance with the provisions of the Drainage Act, R.S.O. 1990 C.D. 17 deems it expedient that the following drain be repaired and improved in accordance with Section 78 of the said Act.

**Bridge over the Malden Road Drain  
in the Municipality of Lakeshore in the County of Essex**

**And whereas** the estimate cost of repairing and improving the drainage works is \$141,941.00.

**Therefore** the Council of the Municipality of Lakeshore pursuant to the Drainage Act, 1990 enacts as follows:

1. The considered report dated July 15, 2022 and attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized and shall be completed in accordance therewith.
2. The Municipality of Lakeshore may borrow on the credit of the Municipality the amount of \$141,941.00 being the amount necessary for construction of the drainage works.
3. The Municipality may issue debentures for the amount borrowed less the total amount of,
  - (a) Grants received under Section 85 of the Act;
  - (b) Commuted payments made in respect of the lands and roads assessed within the municipality;
  - (c) Monies paid under subsection 61 (3) of the Act, and;
  - (d) Monies assessed in and payable by another municipality.
4. Such debentures shall be made payable within five (5) years from the date of the debentures. If greater than \$10,000 and upon request for a ten (10) year debenture term, such debentures shall be made payable within a ten (10) year period from the date of the debentures. Debentures shall bear interest at a rate established at the date of issuance of such debentures.
5. A special equal annual rate sufficient to redeem the principal and interest on the debentures, shall be levied upon the lands and roads identified in the engineers report and will be collected in the same manner and at the same time as other taxes are collected in each year for five (5) and/or ten (10) years after the passing of this By-law.
6. All assessments of \$750.00 or less are payable in the year in which the assessment is imposed.
7. This By-law comes into force on the passing thereof and may be cited as Bridge over the Malden Road Drain.

First Reading: September 13, 2022  
Second Reading and provisionally adopted: September 13, 2022

\_\_\_\_\_  
Tom Bain  
Mayor

\_\_\_\_\_  
Kristen Newman  
Clerk

Third Reading and enacted this      day of

\_\_\_\_\_  
Tom Bain  
Mayor

\_\_\_\_\_  
Kristen Newman  
Clerk

# **Municipality of Lakeshore**

## **By-law 82-2022**

### **Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-11-2022)**

**Whereas** By-law 2-2012 is the Municipality's comprehensive Zoning By-law regulating the use of lands and the character, location and use of buildings and structures within the Municipality of Lakeshore;

**And whereas** on October 26, 2021, the Council of the Municipality of Lakeshore directed Administration through resolution #341-10-2021 to include the estimated cost of renovation in the 2022 Budget Process for the creation of a community hub, including library premises, at 6405 Main Street, Comber, and this cost was approved in the 2022 Budget on January 12, 2022;

**And whereas** the Council of the Municipality of Lakeshore deems it in the best interest of proper planning to further amend By-law 2-2012 to approve a Library as an additional permitted use at 6405 Main Street;

**And whereas** this amendment is in conformity with the Lakeshore Official Plan;

**Now therefore the Council of the Municipality of Lakeshore enacts as follows:**

1. Section 9.14, Central Area (CA) Zone Exceptions is amended by replacing Subsection 9.14.17 with the following:

“9.14.17 Central Area Exception 17 (CA-17) as shown on Map 73, Schedule “A” of this By-law.

a) Permitted Uses

- i) Notwithstanding Section 7, Table 7.1 or any other provision of this by-law to the contrary, Medical Office and Library shall be additional permitted uses.

b) Zoning Regulations

- i) All other building requirements for Medical Office and Library shall be in accordance with the requirements of the CA Zone.
- ii) Notwithstanding Section 6.41.1 of this By-law, the minimum number of required parking spaces shall be six (6) parking spaces for a Library.”

2. This by-law shall come into force in accordance with section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

Read and passed in open session on September 13, 2022.

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**Mayor  
Tom Bain**

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**Clerk  
Kristen Newman**



**Municipality of Lakeshore**

**By-law 83-2022**

**Being a By-law to Confirm the Proceedings of the  
Council of the Municipality of Lakeshore**

**Whereas** in accordance with the *Municipal Act 2001*, S.O. 2001, c. 25, municipalities are given powers and duties in accordance with this Act and many other Acts for purposes which include providing the services and other things that a municipality considers are necessary or desirable for the municipality;

**And whereas** in accordance with said Act, the powers of a municipality shall be exercised by its Council;

**And whereas** municipal powers, including a municipality's capacity, rights, powers and privileges shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**And whereas** it is deemed expedient that the proceedings of the Council of the Municipality of Lakeshore at these sessions be confirmed and adopted by By-law.

**Now therefore the Council of the Municipality of Lakeshore enacts as follows:**

1. The actions of the Council of the Municipality of Lakeshore in respect of all recommendations in reports of Committees, all motions and resolutions and all other actions passed and taken by the Council of the Municipality of Lakeshore, documents and transactions entered into during the August 9, 2022 session of Council be adopted and confirmed as if the same were expressly embodied in this By-law.
2. The Mayor or the Deputy Mayor together with the Clerk are authorized and directed to execute all documents necessary to the action taken by this Council as described in paragraph 1 of this By-law and to affix the Seal of the Municipality of Lakeshore to all documents referred to in said paragraph 1 above.

Read and passed in an open session on September 13, 2022.

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**Mayor  
Tom Bain**

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**Kristen Newman  
Clerk**