

Municipality of Lakeshore

Regular Council Meeting Agenda



Tuesday, November 21, 2023, 5:00 PM

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 ____ PM in accordance with:

- a. Paragraph 239(2)(b) and (d) of the *Municipal Act, 2001* to discuss personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations, relating to a salary review for non-union employees.

3. Return to Open Session

Note: if the closed session is complete before 6:00 PM, a recess will be called until 6:00 PM and the open session will resume at that time.

Should the closed session still be in session at 6:00 PM, the open session will resume once the closed session is complete.

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-11-2023 – 3776 Comber Sideroad

7

Recommendation:

Approve Zoning By-law Amendment Application ZBA-11-2023 (Zoning By-law 2-2012, as amended), to rezone the lands known legally as, Part of lots 7 and 8 Concession 3, Tilbury; designated as Parts 1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 13 and 14, Plan 12R27973; subject to an easement over Parts 1, 2 and 3, Plan 12R27973 as in R628274; subject to an easement over Parts 2, 6, 10 and 13, Plan 12R27973 as in TN8528; subject to an easement over Parts 9, 10 and 11, Plan 12R27973 as in R590916; subject to an easement as in CE435333; subject to an easement as in CE510888; Town of Lakeshore, and known municipally as 3776 Comber Sideroad, from “Agriculture (A)” to “Agriculture Zone Exception 114 (A-114)” zone (indicated as “3776 Comber Sdrd Retained Land” on the Key Map, Attachment 1), in the Municipality of Lakeshore; and

Direct the Clerk to read By-law 90-2023 during the Consideration of By-laws, all as presented at the November 21, 2023 Council meeting.

9. Committee of the Whole

This portion of the meeting will be live-streamed with audio.

Recommendation:

Move into Committee of the Whole.

1. Water Wastewater Master Plan Update Discussion & Public Information Centre #2

18

Recommendation:

Receive the report for information.

Recommendation:

Move out of Committee of the Whole.

10. Public Presentations

11. Delegations

12. Completion of Unfinished Business

13. Consent Agenda

Recommendation:

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

1.	November 7, 2023 Regular Council Meeting Minutes	65
2.	Township of McKellar - Amendment to the Legislation Act, 2006	73
3.	Town of Essex - Letter of Support for Bill 21	75
4.	Ontario Charitable Gaming Association - cGaming Program	77
14.	Reports for Information	
	Recommendation:	
	Receive the Report for Information as listed on the agenda.	
1.	Q3 2023 Site Plan Agreements Executed	79
15.	Reports for Direction	
1.	2024 Interim Levy By-law	81
	Recommendation:	
	Direct the Clerk to read By-law 88-2023 during the Consideration of By-laws, to adopt the Interim Tax Levy for 2024, as presented at the November 21, 2023 Council meeting.	
2.	Reconsideration of deferred Zoning By-law Amendment Application ZBA-4-2022, 2462 County Rd. 27	83
	Recommendation:	
	Approve Zoning By-law Amendment Application ZBA-4-2022 to remove the Holding Symbol (h6) from the subject land, described as Part of Lot 1, Concession South of Middle Road, Rochester, designated as Parts 1 to 4 inclusive, on Plan 12R-29109; Lakeshore, being part of the Property Identifier Number 75023-0216(LT); and	
	Direct the Clerk to read By-law 93-2023 during the “Consideration of By-laws”, all as presented at the November 21, 2023 Council meeting.	
3.	Patillo Road Industrial Development - Letter of Intent for Construction of Interim Works	95
	Recommendation:	
	Direct the Clerk to read By-law 99-2023, authorizing the Mayor and Clerk to enter into an agreement with 2869614 Ontario Inc. related to the Patillo Road Industrial Development - Letter of Intent for the Construction of Interim Works, as presented at the November 21, 2023 Council meeting.	

4. **S-A-03-2023 Draft Plan of Subdivision Application for Patillo Industrial Subdivision by 2869614 Ontario Inc.** 98

Recommendation:

Direct Administration to advise the County of Essex that the Municipality of Lakeshore supports the draft plan approval for Patillo Industrial Subdivision by 2869614 Ontario Inc. as described in the report presented at the November 21, 2023 Council Meeting.

5. **2023 Medical Tiered Response Agreement** 105

Recommendation:

Approve a revised Medical Tiered Response Agreement between the Municipality of Lakeshore and Essex-Windsor Emergency Medical Services and direct the Clerk to read By-law 98-2023 during the Consideration of By-laws, as presented at the November 21, 2023 Council meeting.

6. **2024 Fire Department Defibrillator Lifecycle Replacement** 116

Recommendation:

Approve the lifecycle replacement of 5 fire department defibrillators and associated equipment funded through the County of Essex annual grant program and direct the Clerk to read By-law 97-2023 during the Consideration of By-laws, all as presented at the November 21, 2023 Council meeting.

16. **Announcements by Mayor**

17. **Reports from County Council Representatives**

18. **Report from Closed Session**

19. **Notices of Motion**

1. **Councillor Kerr - Backup Generators for Pump Stations** 119

Recommendation:

That Administration do an assessment and bring back a report to Council of which pump stations would benefit from having a backup generator.

Recommendation:

For the 2024 Lakeshore Budget and all future Budget deliberations, that new positions and renamed positions not be embedded in the report. That new positions and renamed positions will be separate and introduced at the end of deliberations and that each new/renamed position come with an independent report. Included in the report shall be, wage and benefit package, entry grid grade level and any other monetary items such vehicle or milage allowance, computer, desk, cell phone, etc. that will be needed to perform the duties. The report shall include current Lakeshore positions that will be receiving new titles through, transforming, modernize citizen-centered service, restructuring, centralizing, relocation, transitioning, or other similar actions that will or is expected to include a higher wage or grade improvement from the new title with or without further responsibilities.

20. Question Period

21. Non-Agenda Business

22. Consideration of By-laws

Recommendation:

By-law 75-2023 be read a third time and adopted; and

By-laws 88-2023, 90-2023, 93-2023, 94-2023, 96-2023, 97-2023, 98-2023, 99-2023 and 100-2023 be read and passed in open session on November 21, 2023.

- | | | |
|----|--|-----|
| 1. | By-law 75-2023, Being a By-law for the Sylvestre Drain (Creation of a New Municipal Drain) | 121 |
| 2. | By-law 88-2023, Being a By-law to Authorize an Interim Tax Levy Prior to the Adoption of the Estimates for the Year 2024 | 123 |
| 3. | By-law 90-2023, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-11-2023) | 125 |
| 4. | By-law 93-2023, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-4-2022) | 128 |
| 5. | By-law 94-2023, Being a By-law Imposing Special Annual Drainage Rates under the Tile Drainage Act | 130 |

6.	By-law 96-2023, Being a By-law to Authorize an Agreement with Enterprise Fleet Management Inc.	132
7.	By-law 97-2023, Being a By-law to Authorize an Agreement with The Corporation of the County of Essex	133
8.	By-law 98-2023, Being a By-law to Authorize an Agreement with Essex-Windsor EMS	134
9.	By-law 99-2023, Being a By-law to Authorize an Agreement with 2869614 Ontario Inc. (Patillo Road Industrial Development)	136
10.	By-law 100-2023, Being a By-law to Confirm the Proceedings for the November 21, 2023 Council Meeting	137

23. Adjournment

Recommendation:

Adjourn the meeting at ____ PM.

Municipality of Lakeshore – Report to Council

Growth and Sustainability

Community Planning



To: Mayor & Members of Council

From: Ian Search, BES
Planner I

Date: November 1, 2023

Subject: Zoning By-law Amendment ZBA-11-2023 – 3776 Comber Sideroad

Recommendation

Approve Zoning By-law Amendment Application ZBA-11-2023 (Zoning By-law 2-2012, as amended), to rezone the lands known legally as, Part of lots 7 and 8 Concession 3, Tilbury; designated as Parts 1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 13 and 14, Plan 12R27973; subject to an easement over Parts 1, 2 and 3, Plan 12R27973 as in R628274; subject to an easement over Parts 2, 6, 10 and 13, Plan 12R27973 as in TN8528; subject to an easement over Parts 9, 10 and 11, Plan 12R27973 as in R590916; subject to an easement as in CE435333; subject to an easement as in CE510888; Town of Lakeshore, and known municipally as 3776 Comber Sideroad, from “Agriculture (A)” to “Agriculture Zone Exception 114 (A-114)” zone (indicated as “3776 Comber Sdrd Retained Land” on the Key Map, Attachment 1), in the Municipality of Lakeshore; and

Direct the Clerk to read By-law 90-2023 during the Consideration of By-laws, all as presented at the November 21, 2023 Council meeting.

Background

The Municipality of Lakeshore has received a Zoning By-law amendment application for the property (farm parcel) known as 3776 Comber Sideroad, located on the eastern side of Comber Sideroad/County Road 35, north of County Road 42. The subject property is designated “Agriculture” in the Lakeshore Official Plan and zoned “Agriculture” under the Lakeshore Zoning By-law 2-2012.

A provisional consent (B-09-2023) was granted to sever a surplus dwelling lot from this farm parcel. As a condition of consent, the applicants are required to rezone the retained farmland to prohibit residential dwellings, as required in the Lakeshore Official Plan and Provincial Policy Statement. Additionally, the Lakeshore Zoning By-law requires a minimum lot area of 19 hectares for a farm parcel. The retained land will be 18.8 hectares following the severance. Therefore, the Zoning By-law Amendment will also recognize the deficient area of the retained land.

The Zoning of the property will be amended from Agriculture (A) to an Agriculture Zone Exception 114. The subject area to be rezoned is 18.8 hectares in area with 76 metres of frontage along Comber Sideroad/County Road 35.

Subject Land:	18.8 ha Existing Use – Agriculture Proposed Use – Agriculture and residential dwellings prohibited Access — Comber Sideroad/County Road 35 Services — Municipal water
Surrounding Uses:	North: Agriculture South: Agriculture East: Rural business West: Agriculture
Official Plan:	Agricultural
Existing Zoning:	Agriculture (A)

Provincial Policy Statement (PPS)

The proposed rezoning application is consistent with the PPS. Section 2.3.4.1 requires the planning authority to ensure that new residential dwellings are prohibited on any remnant parcel of farmland created by a surplus farm dwelling severance. A provisional consent (B-09-2023) was granted to sever the surplus dwelling from this farm parcel as a separate lot. As a condition of consent, and as required by the PPS, the applicants are rezoning the retained farmland to prohibit residential dwellings.

County of Essex Official Plan

The rezoning application conforms to the County of Essex Official Plan and is consistent with their land use policies:

3.3.3.4 Lot Creation

c) Lot creation to accommodate a habitable residence surplus to a farming operation as a result of farm consolidation is permitted subject to the local Zoning By-law being amended, to prohibit new residential dwellings on the vacant remnant parcel of farmland created by the severance.

Lakeshore Official Plan

The subject property is designated Agricultural in the Lakeshore Official Plan, and the rezoning application conforms to the Agricultural Designation policies.

6.2.3 Agricultural Lot Creation & Lot Adjustment

A consent to sever may be granted for the following purposes:

- b) Where a previous or current farm acquisition has rendered a habitable farm dwelling surplus to the needs of a farm operation, subject to the following conditions:*
- i) the remnant farm parcel will be zoned so as to prohibit the construction of any additional dwellings;*
 - ii) the non-farm parcel will be zoned to recognize the non-farm residential use and will not accommodate a livestock operation;*
 - iii) any livestock facilities to remain on the retained parcel will not be made unsuitable for further livestock operations if the Minimum Distance Separation I provisions cannot be met; and*
 - iv) the implementing Zoning By-law will not impose a setback on nearby expanding livestock operations greater than that required by the application of Minimum Distance Separation II Formula including the Minimum Distance Separation Guidelines.*

The application will prohibit the construction of any additional dwellings on the retained farmland in accordance with the Official Plan. The surplus dwelling lot will automatically be recognized in the Zoning By-law as a non-farm residential use that cannot accommodate a livestock operation due to its size. There are no livestock facilities on the retained land and no known facilities in the general area of the severed lot.

Lakeshore Zoning By-law

The subject property is currently zoned Agriculture (A), in the Lakeshore Zoning By-law 2-2012, as amended.

In order to satisfy the condition of the provisional consent to sever a surplus dwelling the farm parcel (File: B/09/2023), a Zoning By-law Amendment Application has been submitted to rezone the remnant parcel to prohibit residential dwelling units and recognize the deficient lot area of the farming parcel.

As a result of the surplus severance the retained farmland is deemed slightly deficient given that it will be 18.8 hectares in area with 76 metres of frontage along Comber Sideroad/County Road 35. The Lakeshore Zoning By-law 2-2012, as amended requires a minimum lot area of 19 hectares for farm parcels. The retained farmland will be rezoned into a site-specific zoning "Agriculture Zone Exception 114 (A-114)" that recognizes the deficient lot size and prohibits the construction of residential dwellings.

Comments

The application was circulated to internal departments and external agencies. Comments received are summarized below:

The County of Essex did not express any objection to the application. They note that the setback requirement from the County Road is 85 feet from the centre of the right of way, and that permits are necessary for any changes to existing entrances and structures, or the construction of new entrances and structures. Full Comments can be found in Appendix B.

The Essex Region Conservation Authority (ERCA) stated that they have no objection to the proposal. Full comments can be found within Appendix C.

The Operations Department states that consultation with the County of Essex is required regarding any County approval/permits for any new entrances (including farm access) pertaining to the retained farmland. It is noted that the County of Essex has provided prior correspondence confirming an existing access for the retained farmland south of the severed lot. Full comments can be found in Appendix D.

Conclusion

Based on the foregoing, it is recommended that Council approve ZBA-11-2023 (By-law 90-2023) as per the Recommendation section of this report.

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 Map
Appendix B – County of Essex comments
Appendix C – ERCA comments
Appendix D – Operations comments

Report Approval Details

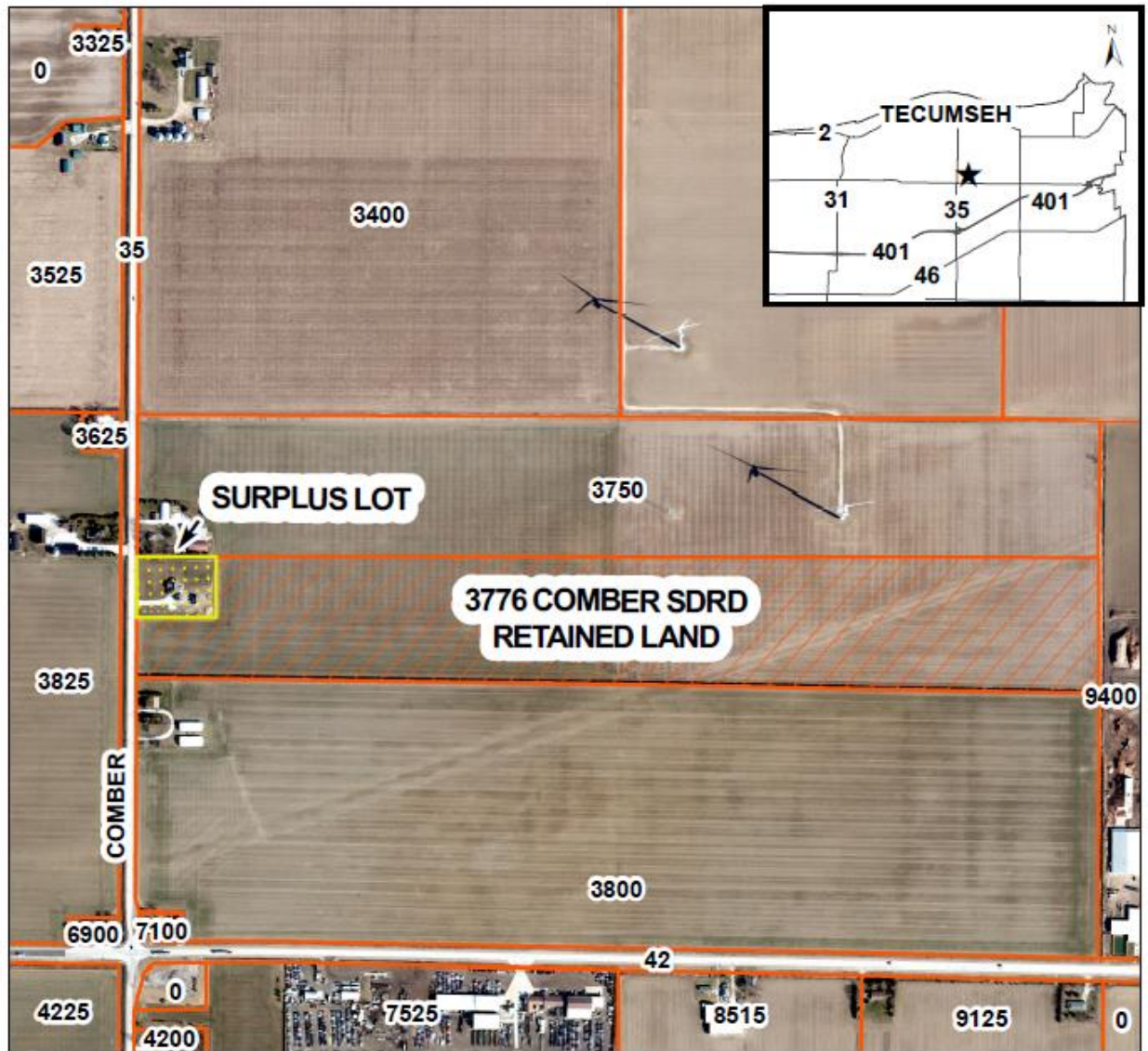
Document Title:	ZBA-11-2023 - 3776 Comber Sideroad.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Key Plan.pdf- Appendix B - County of Essex comments.pdf- Appendix C - ERCA comments.pdf- Appendix D - Operations Comments.pdf
Final Approval Date:	Nov 14, 2023

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

Prepared by Ian Search

Submitted by Sahar Jamshidi and Tammie Ryall

Approved by Justin Rousseau and Truper McBride





October 26, 2023

Ian Search
Municipality of Lakeshore
419 Notre Dame Street
Belle River, Ontario
N0R 1A0

Dear Mr. Search:

Re: Zoning By-law Amendment, ZBA-11-2023, Milan Stipic, Anthony Malandruccolo, Courtney Brochu & Jean-Paul Brochu

Please be advised that the County has reviewed the aforementioned application and the comments provided are engineering-related only. This application has not been reviewed from a planning perspective. The subject lands have frontage on County Road No.35. The Applicant will be required to comply with the following County Road regulations:

County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The setback from the County Road is 85 feet from the centre of the right of way. Permits are necessary for any changes to existing entrances and structures, or the construction of new structures and entrances.

We are requesting a copy of the Decision of the aforementioned application. Should this application be approved we are requesting a copy of the revised survey plan of the subject lands in order to update our mapping records. Thank you for your assistance and cooperation in this matter.

☎ 519-776-6441
TTY 1-877-624-4832

📍 360 Fairview Ave. W.
Essex, ON N8M 1Y6

💻 countyofessex.ca

Should you require further information, please contact the undersigned by email at kbalallo@countyofessex.ca or by phone at extension 1564.

Regards,



Kristoffer Balallo
Engineering Technologist

 519-776-6441
TTY 1-877-624-4832

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Suite 311, Essex, ON N8M 1Y6

October 20, 2023

Ian Search

Corporation of the Municipality of Lakeshore
Development Services, Planning Division
419 Notre Dame Street
Belle River, ON N0R 1A0

Dear Mr. Ian Search:

RE: Zoning By-Law Amendment ZBA-11-2023, 3776 COMBER SIDEROAD

ARN 375170000001600; PIN: 750660048

Applicant: Milan Stipic, Anthony Maladrucolo, Courtney Brochu & Jean-Paul Brochu

The Municipality of Lakeshore has received a Zoning By-law amendment application for the property known as 3776 Comber Sideroad.

Our office understands that a provisional consent (B-09-2023) was granted to sever a surplus dwelling lot from this farm parcel. As a condition of consent, the applicants are required to rezone the retained farmland to prohibit residential dwellings, as required in the Lakeshore Official Plan and Provincial Policy Statement. Additionally, the Lakeshore Zoning By-law requires a minimum lot area of 19ha for a farm parcel. The retained land will be 18.8ha following the severance. Therefore, the Zoning By-law Amendment will also recognize the deficient area of the retained land. The Zoning of the property will be amended from Agricultural (A) for and Agricultural Zone Exception.

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-11-2023.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Garant Drain and 6/7 Sideroad Drain. The property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

Mr. Ian Search
October 20, 2023

FINAL RECOMMENDATION

Our office has no objection to ZBA-11-2023.

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

Sincerely,



Alicia Good

Watershed Planner

/ag

Date: October 24, 2023
From: Engineering & Infrastructure Division
To: Ian Search, Planner 2
Re: ZBA-11-2023 – 3776 Comber Sideroad
Municipality of Lakeshore

The request for comment was received from Lakeshore's Planning Division on October 19, 2023, and have outlined our comments below:

1. Consultation with the County of Essex is required regarding any County approval/permits for any new entrances (including farm access) pertaining to the retained farmland.
2. The Drainage Division will require a drain apportionment for this application.



Marco Villella, P. Eng.
Division Leader – Engineering and Infrastructure

Municipality of Lakeshore – Report to Council

Operations

Engineering Services



To: Mayor & Members of Council

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

Date: November 15, 2023

Subject: Water Wastewater Master Plan Update Discussion & Public Information Centre #2

Recommendation

This report is for information only.

Background

At the end of 2019, the average flows indicated that the Denis St. Pierre Water Pollution Control Plant was operating at 92% of its rated capacity.

Based on the continued growth across the Municipality and the continued increase in flows at the Plant, Council approved a total budget of \$2,200,000 in 2020 to complete the Design of the Denis St. Pierre Water Pollution Control Plant Expansion and Outfall.

A further review of the plant flow at the end of 2020 identified significantly higher flows than in 2019. 2020 saw a total increase to the plant's average flow by approximately 13%, at the time operating, on average, at 105% of its rated capacity.

At the September 14, 2021 Council meeting, Council awarded the expansion of the Denis St. Pierre Water Pollution Control Plant.

In 2021, Council also supported an update to the sanitary sewer model and the final results were completed in early 2022. At this time, it was identified that a number of the sanitary sewers within the Denis St. Pierre servicing area were experiencing significant conveyance constraints.

Further, at the September 22, 2022 Council Meeting, a report for information was received identifying that both the Stoney Point and Comber Sanitary Treatment Facilities (Lagoons) had already exceeded (Stoney Point) or were reaching their rated capacity (Comber).

Based on the above, it was identified that the existing 2018 Water Wastewater Master Plan should undergo an update to address the existing challenges and to support future growth. This was tendered in September 2022.

At the Regular Meeting of Council on November 29, 2022 the following resolution was passed:

381-11-2022

Award the Professional Services for the Water and Wastewater Master Plan Update to Jacobs Consultancy Canada Inc. for a total of \$278,950.00 including applicable HST, as presented at the November 29, 2022 Council meeting.

The project commenced at that time and the first Public Information Centre (PIC) #1 was held on June 28, 2023.

Comments

The purpose and objective of Lakeshore's Water and Wastewater Master Plan (WWMP) Update was presented at PIC #1, as shown below:

- Confirm the current demands on the water and wastewater systems, re-evaluate growth and identify the future needs related to water and wastewater services within the Municipality of Lakeshore; and
- Guide the planning and implementation of strategic water and wastewater infrastructure improvements for the next 20 years (to 2042).

PIC #1 also presented existing constraints and demands on both the water and wastewater systems within Lakeshore as well as confirmed the below key considerations:

- There are capacity constraints identified at multiple wastewater treatment facilities, in particular Stoney Point and Comber.
- There are numerous sanitary conveyance system constraints identified in the Denis St. Pierre sewershed.
- Conveyance system and treatment capacity are impacted by high levels of inflow and infiltration within the sanitary system.
- Intensification trends of residential areas result in increased wastewater flow and drinking water demand greater than the infrastructure was originally designed to service (apartment buildings, multi-unit residential, buildings, and Additional Residential Units [ARUs]).
- Provincial policy and direction emphasizes redevelopment of additional housing opportunities, including intensification, and in particular ARUs.
- Growth has been realized more quickly than projected in the 2018 Master Plan, impacting the ability to proactively finance and fund recommendations put forward in the 2018 Master Plan.

- There is interest in developing areas that currently do not have Municipal wastewater servicing.
- Accommodation of current development proposals.
- Ability to accommodate the expected growth of Lakeshore.

Preliminary Population Growth projections were presented at PIC #1, and PIC #2 will show the updated population projections into the 2042 Planning Horizon.

PIC #2 has been scheduled for November 22, 2023. This PIC will outline the Problem and Opportunity Statement related to the Master Plan and identify various treatment and conveyance solutions related to the wastewater systems.

The PIC #2 information is being presented here tonight along with an overview of the Master Planning Process, where we currently are in the process, and next steps.

This will also allow Council to ask questions and also an opportunity to provide comments and input into the process.

Others Consulted

Jacobs was consulted.

Financial Impacts

There are no financial impacts related to this report.

Attachments

Water Wastewater Master Plan Update Presentation and PIC #2 Information Boards

Report Approval Details

Document Title:	Water Wastewater Master Plan Update Discussion and Public Information Centre 2 .docx
Attachments:	- Water Wastewater Master Plan Update Presentation.pdf
Final Approval Date:	Nov 16, 2023

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

Prepared by Krystal Kalbol

Approved by Justin Rousseau and Truper McBride



Overview & Discussion of Lakeshore's WWMP Update and PIC #2

Regular Council Meeting
November 21, 2023



Agenda

What is the Purpose of a Master Plan?

Why is an Environmental Assessment Necessary?

The Municipal Class Environmental Assessment Process

What are the Phases of the EA Process?

What is the Schedule of a Project?

What does Implementation of Projects Look Like? (Based on Schedule)

Background

Expected Outcomes of the Master Plan Update

Public Information Centre #1 Overview

Implications of Do-Nothing Approach

How can Council Provide Input to the WWMP Update?

Overview of the Decision-Making Process/ How/When are Priorities Set?

Public Information Centre #2 Information & Boards

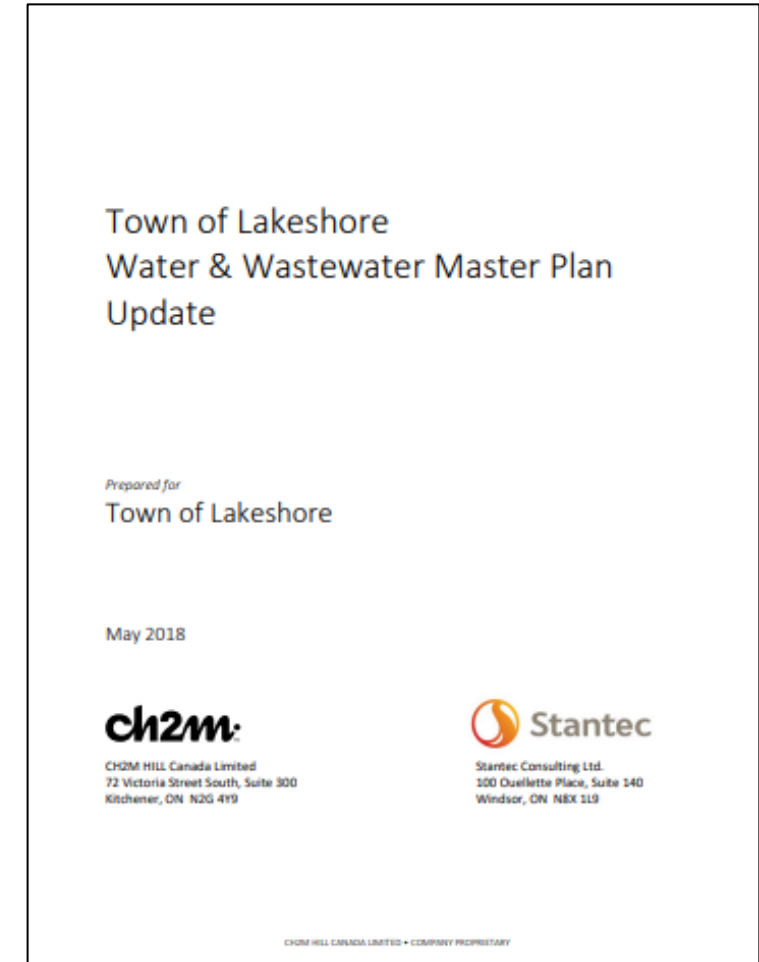
Next Steps/Look Ahead After PIC #2



What is the Purpose of a Master Plan?

- Master planning provides the municipality with a broad framework through which the need and justification for specific projects can be established and the environmental assessment process can be satisfied.
- An environmental assessment is a process to identify, predict and evaluate the potential environmental effects of a proposed project. This process happens before decisions about a proposed project are made.
- The Water and Wastewater Master Plan (Update) will set the path for proper planning and project guidelines towards the implementation of water and wastewater infrastructure improvements over the next 20 years (2042) to accommodate growth.
- This WWMP Update (2024) will expand and revise the Master Plan that was adopted in 2018.

The Master Plan is a roadmap to guide decision-making to support growth.



Jacobs

Challenging today.
Reinventing tomorrow.



Why is an Environmental Assessment Necessary?

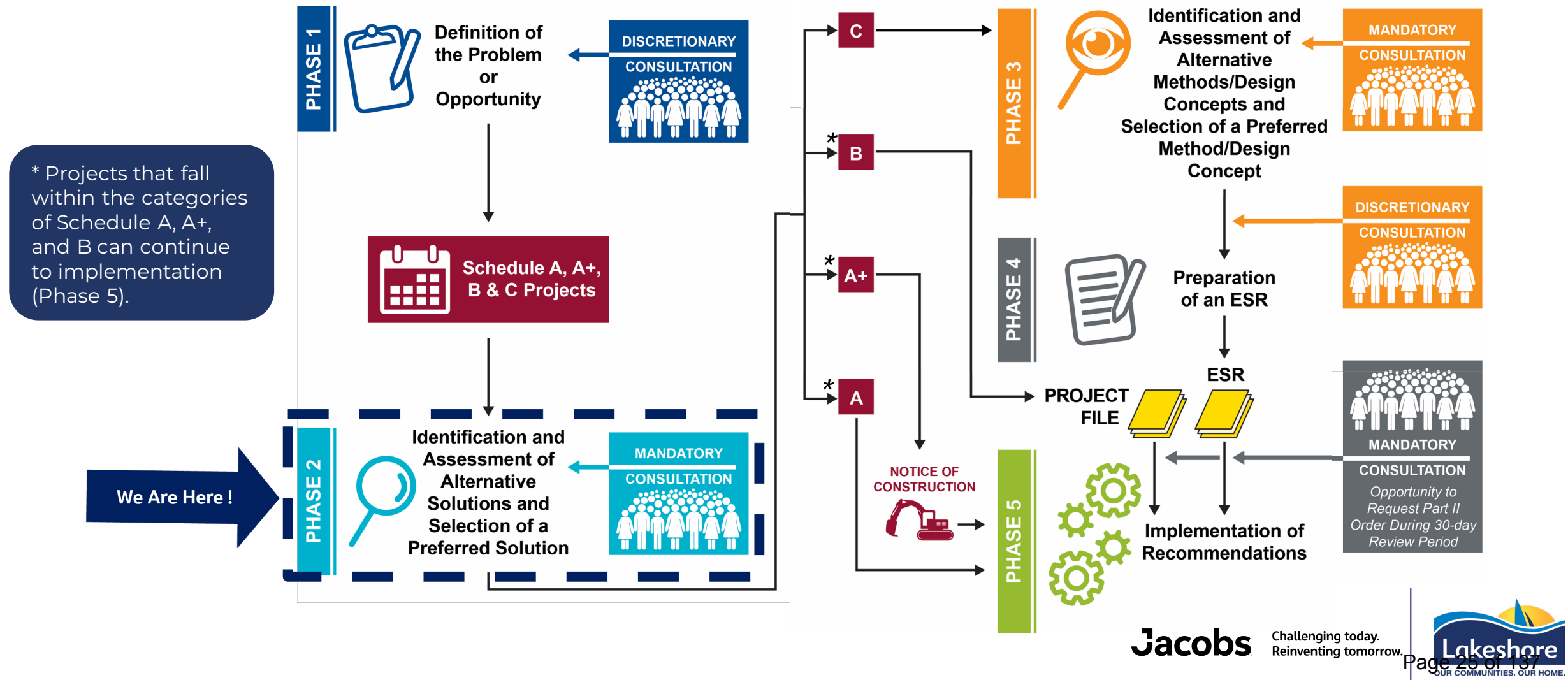
- The environmental assessment process ensures that governments and public bodies consider potential environmental effects before an infrastructure project begins.
- Environmental assessments support better decision-making by considering how a project's design could be optimized to minimize or outright avoid negative effects on the environment.
- An assessment identifies a project's potential effects. It also identifies a scope of factors to be considered, including mitigation measures. Thinking of these things early on in the project planning cycle gives proponents a chance to improve or revise plans.








Lakeshore's anticipated growth (significant) and increased demand for higher-density development has triggered the need to re-evaluate and address growth and identify future needs related to water and wastewater services ("identify the projects").

The Municipal Class Environmental Assessment Process

This Master Plan is being carried out in accordance with the Municipal Engineers Association’s Municipal Class Environmental Assessment process. This Master Plan is being completed as a Schedule B and will result in the completion of a Project File.



What are the Phases of the EA Process?

<div>PHASE 1</div> <div></div> <div>Definition of the Problem or Opportunity</div>	Identify the problem (deficiency) or opportunity .
<div>PHASE 2</div> <div></div> <div>Identification and Assessment of Alternative Solutions and Selection of a Preferred Solution</div>	Identify alternative solutions to address the problem or opportunity by taking into consideration the existing environment and establish the preferred solution taking into account public and review agency input . At this point, determine the appropriate Schedule for the undertaking (see Appendix 1) and document decisions in a Project File for Schedule B projects, or proceed through the following Phases for Schedule C projects.
<div>PHASE 3</div> <div></div> <div>Identification and Assessment of Alternative Methods/Design Concepts and Selection of a Preferred Method/Design Concept</div>	Examine alternative methods of implementing the preferred solution , based upon the existing environment, public and review agency input, anticipated environmental effects and methods of minimizing negative effects and maximizing positive effects.
<div>PHASE 4</div> <div></div> <div>Preparation of an ESR</div>	Document, in an Environmental Study Report a summary of the rationale, and the planning, design and consultation process of the project as established through the above Phases and make such documentation available for scrutiny by review agencies and the public.
<div>PHASE 5</div> <div></div> <div>Implementation of Recommendations</div>	Complete contract drawings and documents and proceed to construction and operation; monitor construction for adherence to environmental provisions and commitments. Where special conditions dictate, also monitor the operation of the completed facilities.

What is the Schedule of a Project?

The level of complexity or sensitivity can relate to the nature of the problem or opportunity being addressed, the level of investigation required to assess alternatives and environmental effects, and public and agency issues and concerns.

The level of complexity may affect the selection of the project schedule, and the scope of each phase in the Class EA process as well as the need to revisit steps in the process. **The level of complexity will therefore affect the manner in which a project proceeds through the process.**

The complexity of a project is based on many components, including environmental effects, public and agency input and technical considerations, and how these interrelate on a specific project. **Accordingly, the determination of complexity (and its ongoing assessment) requires sound professional judgement, is an inherent function of the management of a project and, is the responsibility of the proponent.**

While the Class EA document defines the minimum requirements for environmental assessment planning, the proponent is responsible for “customizing” it to reflect the specific complexities and needs of a project.

There are a set of procedures that will lead the proponent to the conclusion that the project:

- is pre-approved (Schedule A or A+);
- is approved subject to Screening (Schedule B);
- is subject to the full Five Phase Planning Process (Schedule C); or
- should proceed through an Individual Environmental Assessment.



What Does Implementation of Projects Look Like? (based on schedule)

Schedule A/A+ - Preapproved

- These projects **can proceed now** and do not require completion of the master plan (WWMP Update).
 - Some examples of these include replacement of assets with like size (no upsizing of infrastructure).
-

Schedule B – Approved Subject to Screening

- These projects **can proceed only** when the master plan is complete.
 - Some examples include forcemain replacement & upgrade, sewer upsize/twinning, new larger sewer, new pumping station.
-

Schedule C – Subject to the full Five Phase Planning Process

- These projects **cannot proceed** when the master plan is complete and are subject to all 5 phases of the EA process.
- Some examples include larger scale projects like a new treatment plant, projects that have a larger impact driven by environmental concerns (ie archeological potential), projects that include purchase of large land area and/or include a lot of public concern/interest.



Background

Water Wastewater Master Plan was last updated in 2018.

Increased flows at Denis St. Pierre Plant in 2020 recognized the plant was exceeding its rated capacity.

Lakeshore completed an update (original model was done in 2014) to the sanitary model in 2022. This model showed additional constraints related to flows and high inflow and infiltration rates (I & I).

In 2022, both Stoney Point and Comber Sanitary Treatment Facilities (STF) (Lagoons) were identified to be over/reaching their rated capacity, limiting the ability to accommodate growth in the sewershed areas.

Exceeded expected growth as outlined in 2018 & continued demand for development within the majority of the areas within Lakeshore.

Commencement of a further WWMP Update (completion in 2024).

Expected Outcomes of the Master Plan Update/ What will the Master Plan Update Provide to Council?

- A prioritized list of recommended water and wastewater projects required to meet current and anticipated future (up to 2042) growth demands and condition-based needs.
- A plan to implement the recommended water and wastewater projects within reasonable timelines.
- Recommendations for further studies and investigations.
- Documented considerations for future project stages.
- A framework to fund the recommended projects.



All recommended infrastructure projects will be subject to subsequent EA (potential), pre-design, approvals, and detailed design prior to construction.

What was Presented at PIC #1?

- Purpose and Objectives of the Master Plan;
- Where we are in the process;
- An overview of Lakeshore's water and wastewater service areas and infrastructure (treatment & conveyance) systems;
- Summary of Key Considerations;
- Projected Population Growth (until 2042); and
- Next Steps in the process.

As part of PIC #1, the project team completed enhanced outreach to strengthen consultation with developers and vacant landowners so that adequate feedback could be obtained to ensure the success of the plan.



Municipality of Lakeshore
Water and Wastewater Master Plan Update

Public Information Centre #1

Welcome!

Please sign in, and feel free to browse the information panels.

Your comments are important to us. Please complete the survey (sheets provided) or online at www.Lakeshore.ca/WWMP prior to July 28, 2023.

Staff from the Municipality and their consultants (Jacobs) are available to answer any questions that you have.



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What Did We Hear at PIC #1?

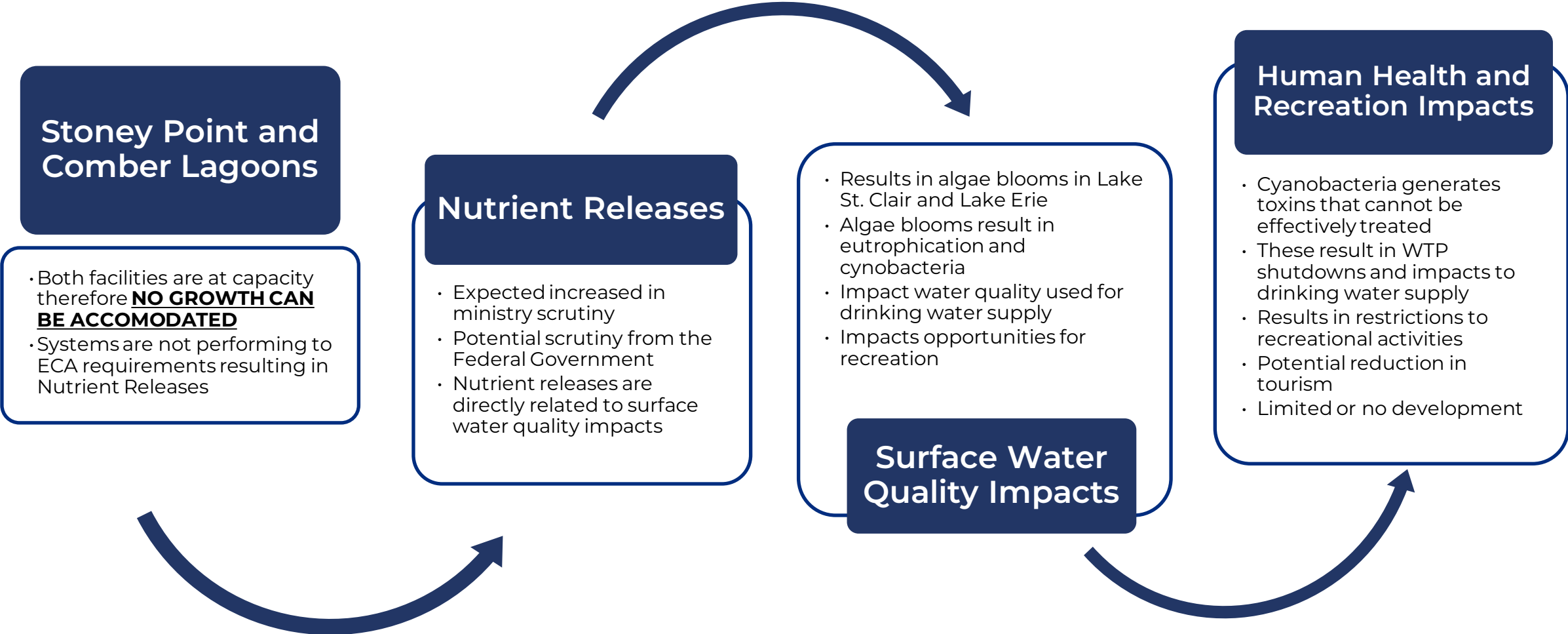
- Residential Community and Local Agency concerns and questions regarding servicing and plans for the Lighthouse Cove area (related to recommendations for Stoney Point and Comber);
- Existing residents (Ross Beach Area, etc.) and future development areas (Town & country development) requesting to be received and/or be added to the municipal servicing area;
- Conveyance capacity availability and constraints in the Belle River Area;
- Timing of study completion and implementation of projects; and
- Requesting buffer zone clarification around the Denis St. Pierre WPCP and the resulting impact to existing properties and development potential.



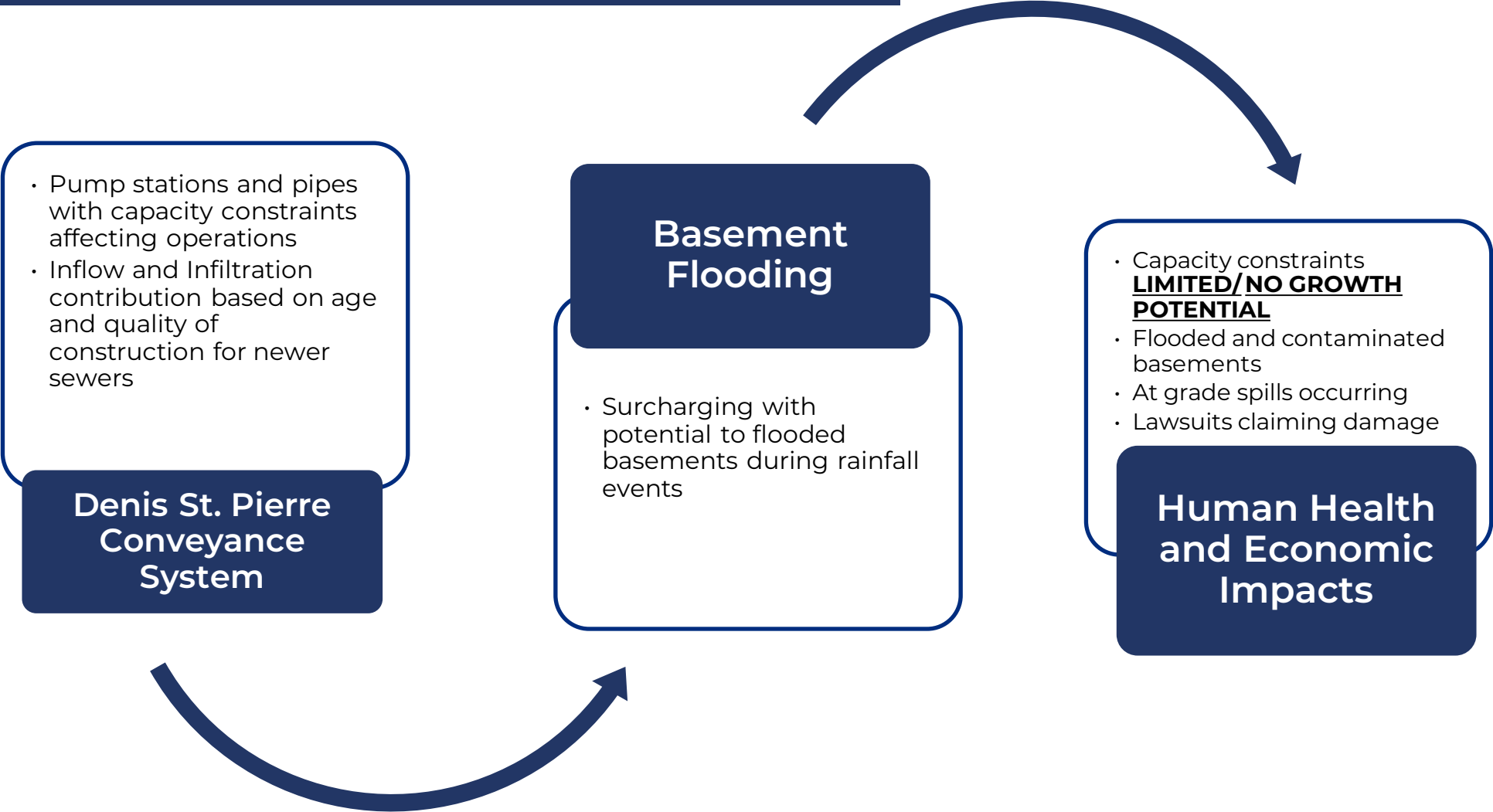


What Happens If We Do Nothing?

Implications of Do-Nothing Approach: Stoney Point & Comber Lagoons

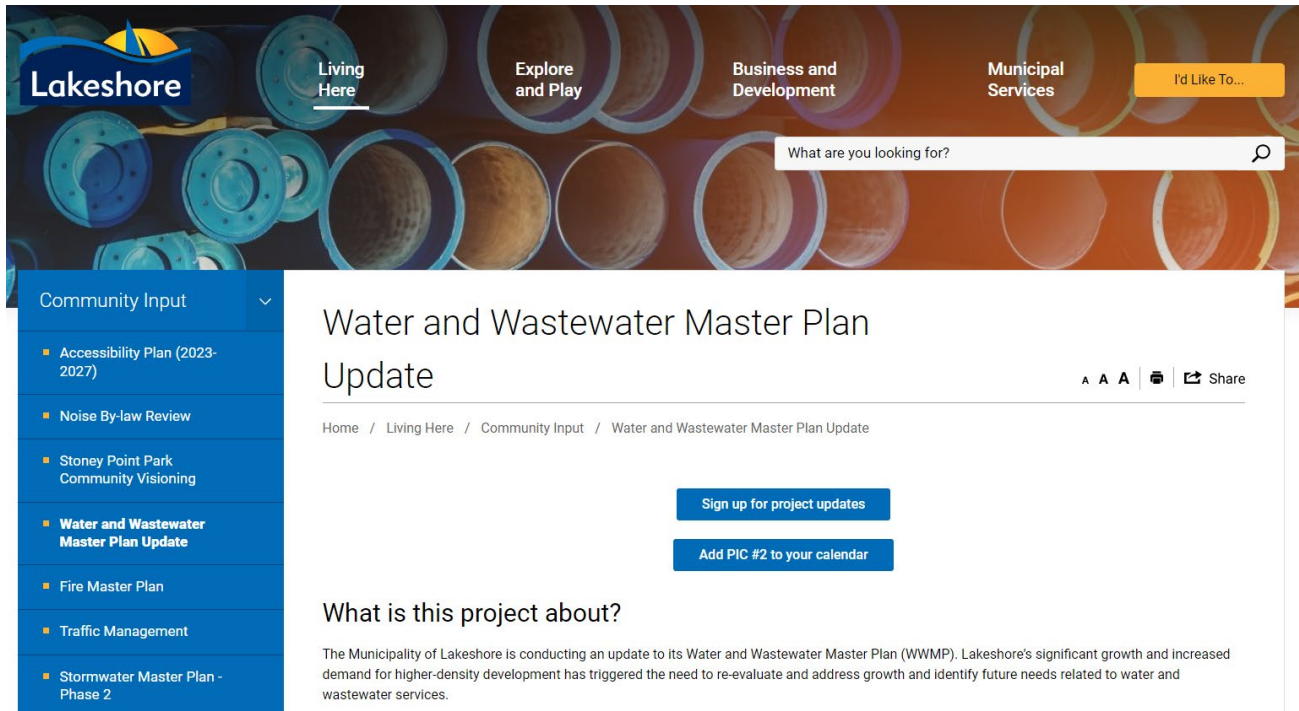


Implications of Do-Nothing Approach: Denis St. Pierre Conveyance System

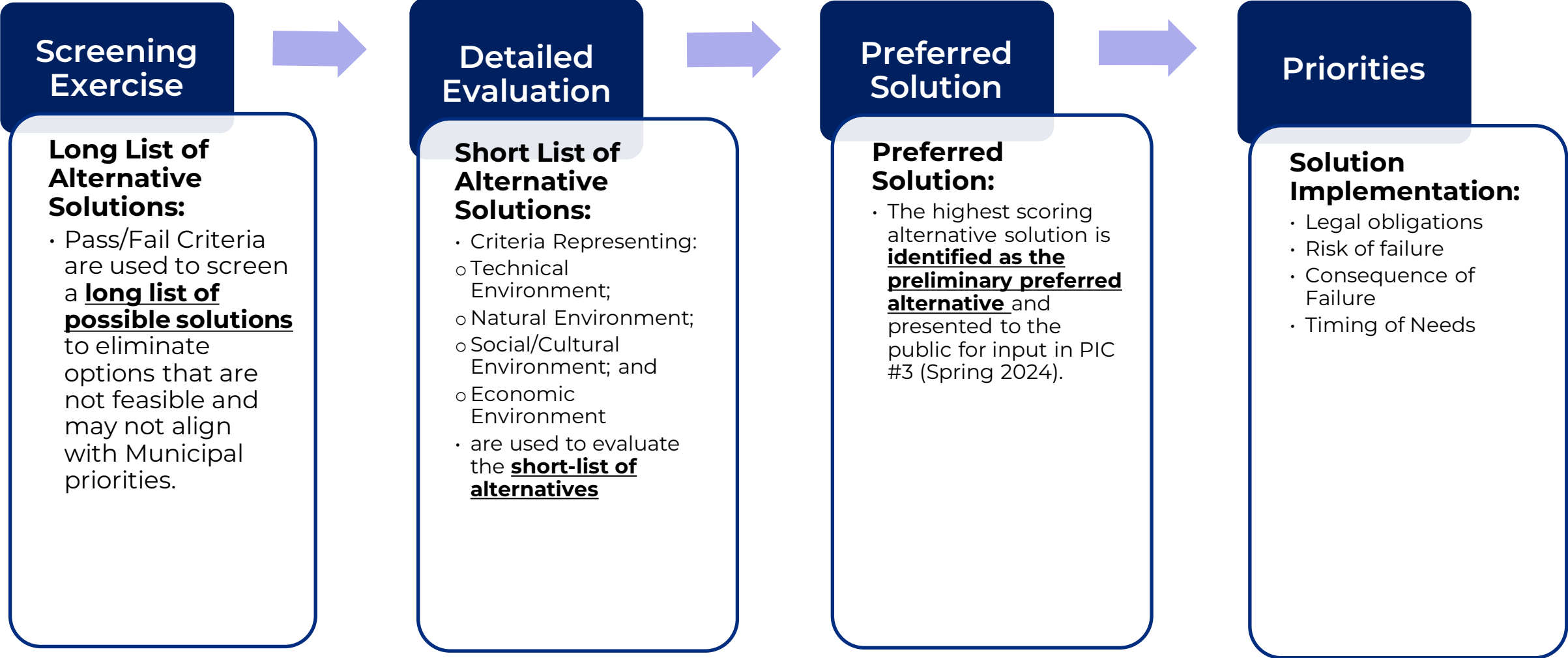


How Can Council Provide Input to the WWMP Update?

- Tonight, through documentation of questions, comments & concerns;
- Attendance at the PIC #3;
- Continued involvement in the process;
- Continued submission of comments through the process;
- Comments submitted through the website, Lakeshore.ca/WWMP
- Adoption of the WWMP Update – Final Plan



Overview of Decision-making Process: How/when are Priorities Set?



The implementation plan outlining project prioritization, capital cost estimates, and timelines will be presented in PIC #3.



WWMP Update: PIC #2 Information Boards

Municipality of Lakeshore

Water and Wastewater Master Plan Update

Public Information Centre #2

Welcome!

- Please sign in, and feel free to browse the information panels.
- Your comments are important to us. Please complete the survey (sheets provided) or online at www.Lakeshore.ca/WWMP prior to December 22, 2023.
- Staff from the Municipality and their consultants (Jacobs) are available to answer any questions that you have.



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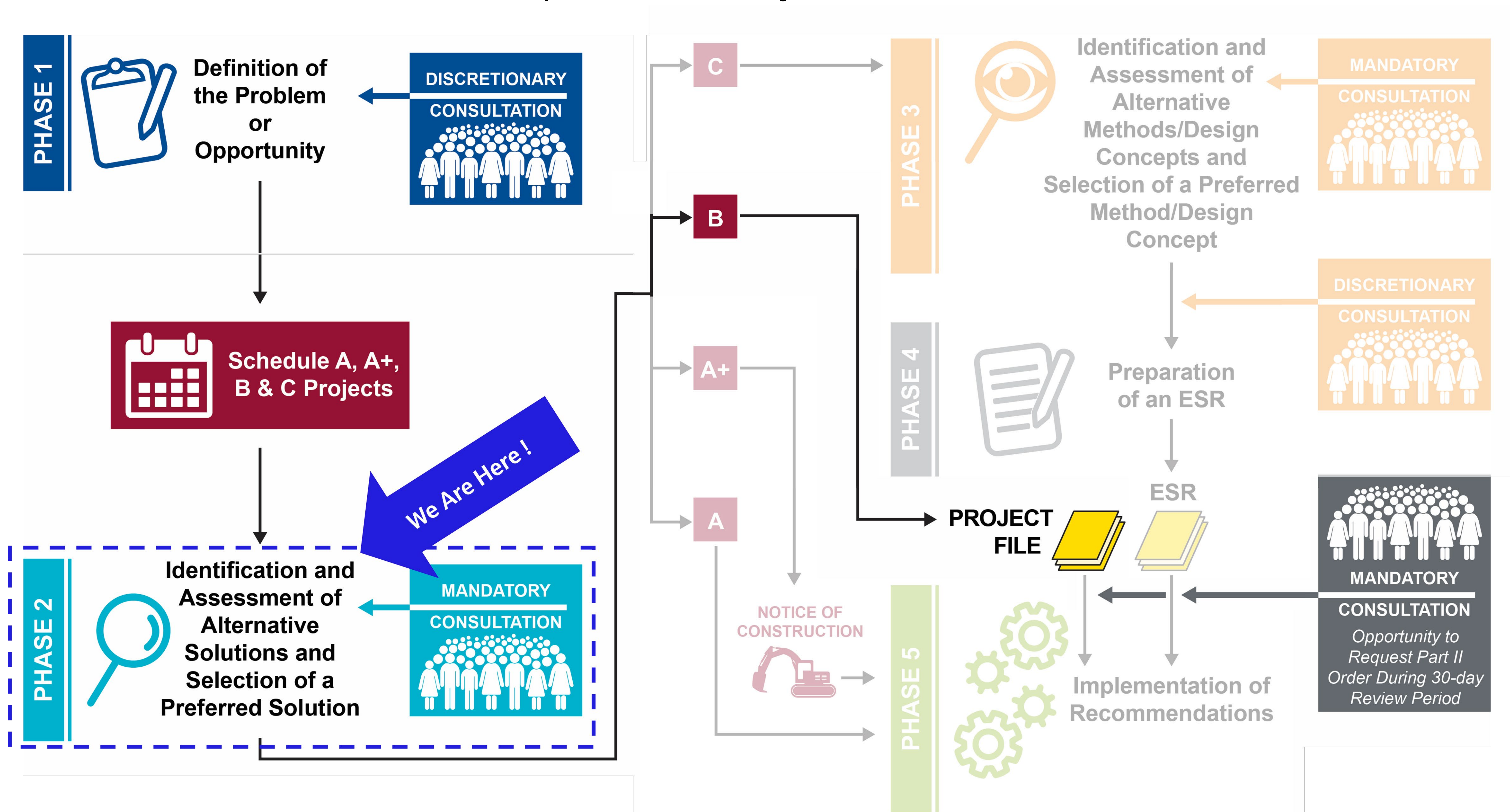


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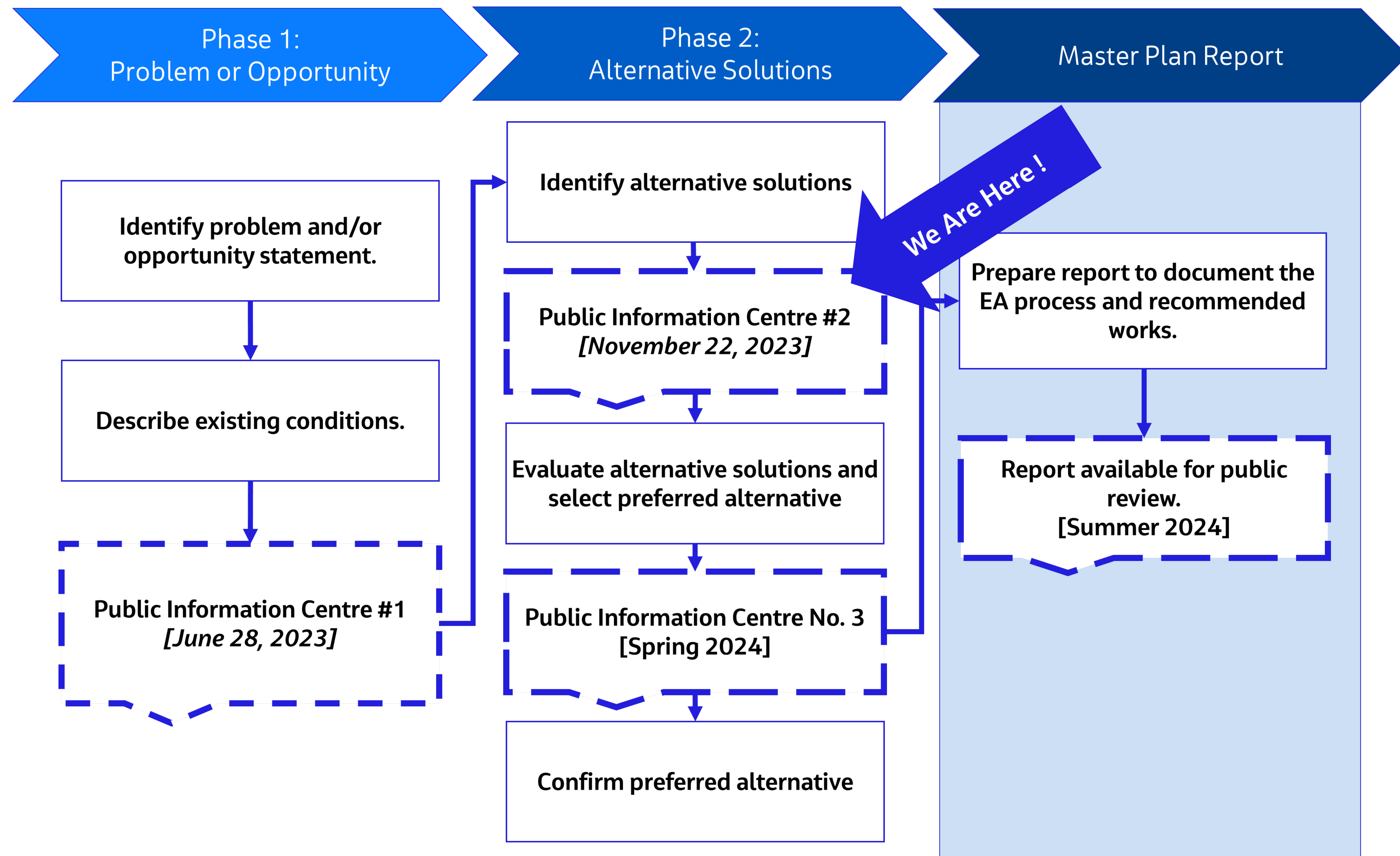
Class Environmental Assessment Process

This Master Plan is being carried out in accordance with the Municipal Engineers Association's Municipal Class Environmental Assessment process. This Master Plan is being completed as a Schedule B and will result in the completion of a Project File.



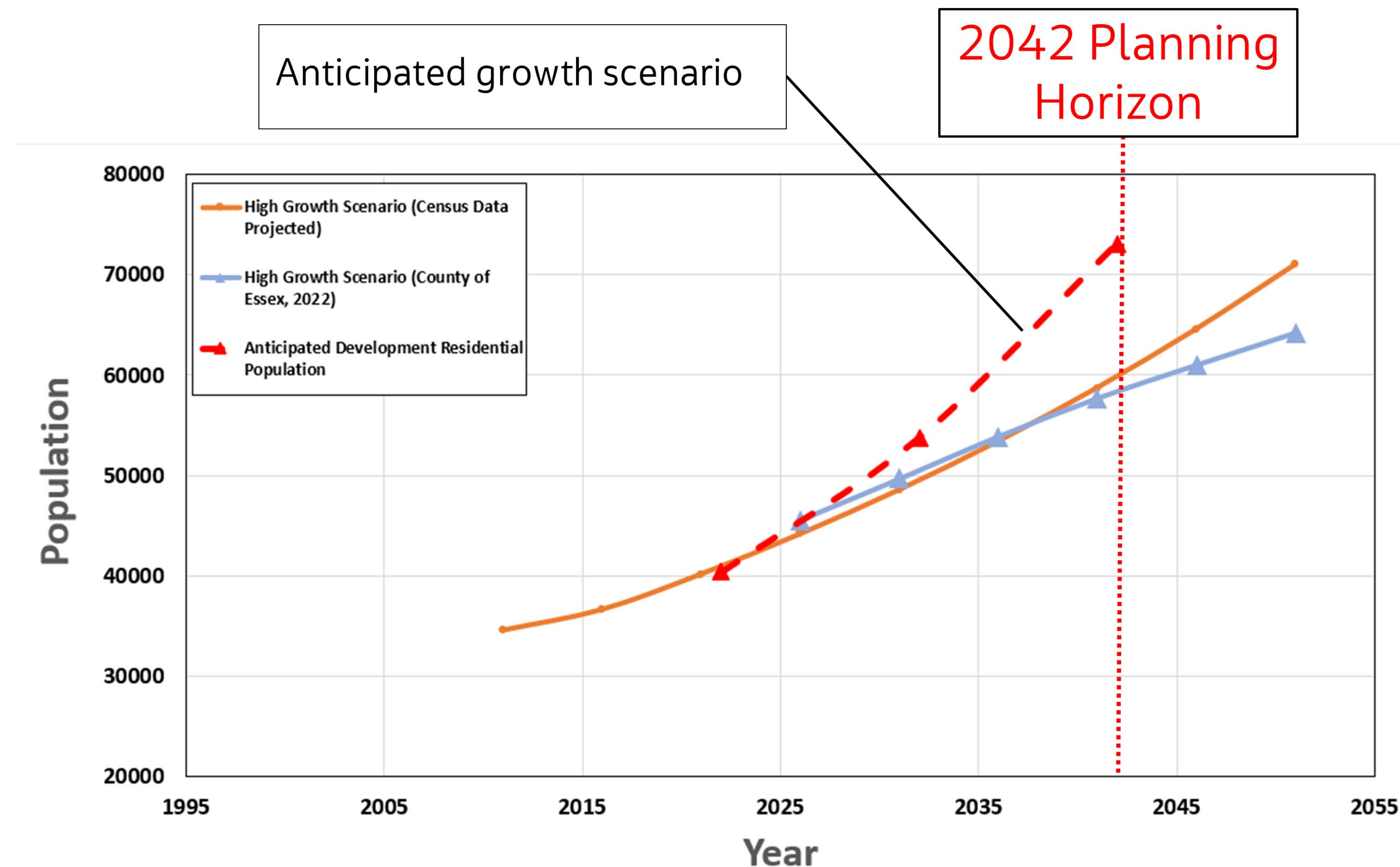
Overview of Planned Public Engagement & Schedule

Opportunities for engagement include three Public Information Centres and an opportunity to comment on the WWMP report.



Overview of Population Projections (Updated)

Lakeshore is expected to reach a population of more than 73,000 people by 2042, which is a population increase of approximately 80 percent.



- The Anticipated Development Residential Population growth scenario is based on a prioritized list of criteria, including legal commitments.
- These population projections will be used to identify future needs and the timing of recommendations.
- Population projections have been refined since Public Information Centre 1

Problem and Opportunity Statement

Lakeshore has realized growth more quickly than projected in the 2018 Water and Wastewater Master Plan Update. Lakeshore continues to experience rapid growth and increased interest in new development.

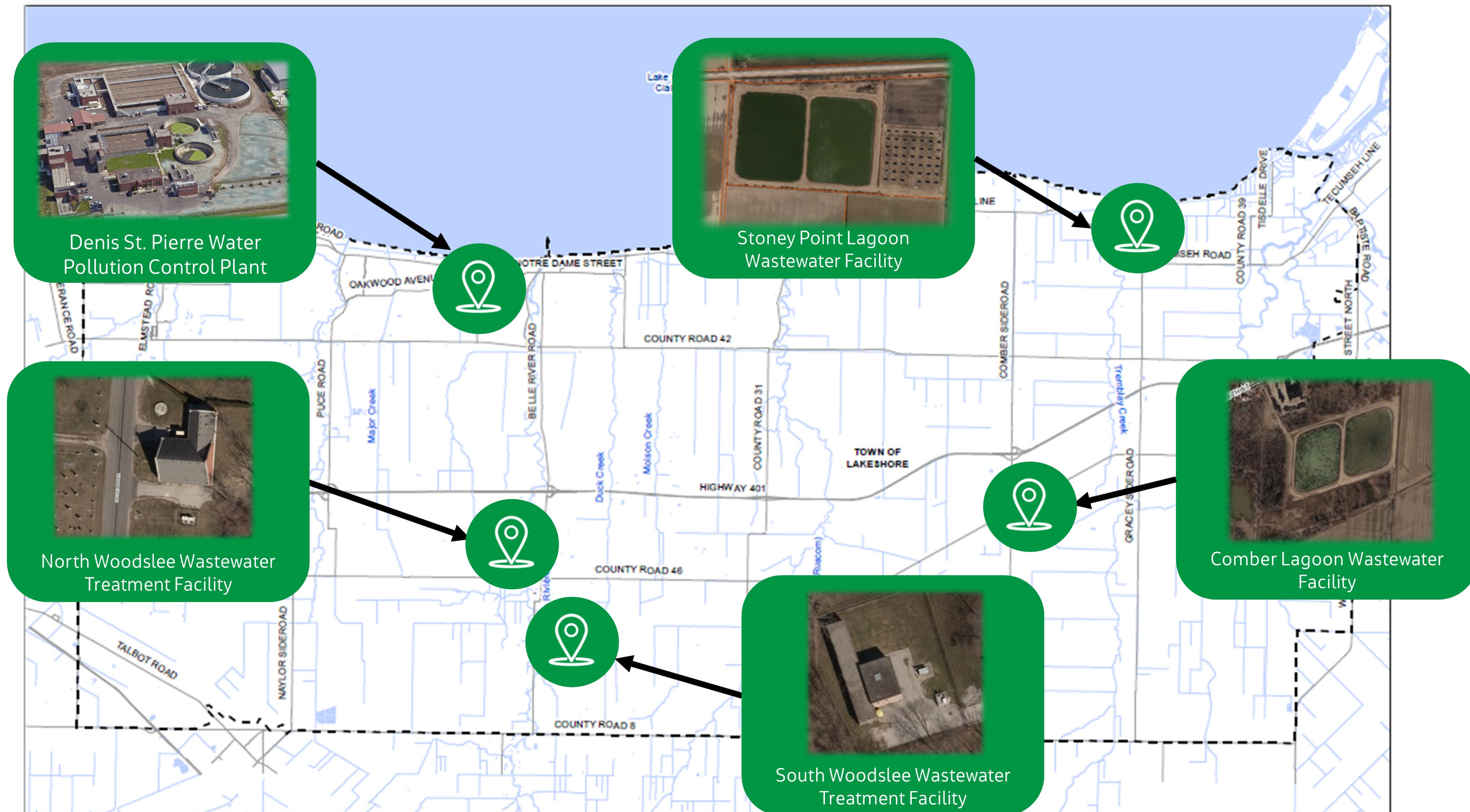
This presents challenges and opportunities for Lakeshore as follows:

- Multiple wastewater treatment facilities (specifically the Stoney Point and Comber Lagoon Wastewater Facilities) are or have triggered the requirement to expand to continue to receive and treat wastewater from the existing communities and accommodate growth.
- Lagoon systems at the Stoney Point Lagoon Facility and the Comber Lagoon Facility have drawn attention from regulatory authorities and provincial agencies due to long-term hydraulic capacity constraints (identified in 2008 and 2018 Master Plans) and recent effluent quality non-compliance.
- There are numerous sanitary conveyance capacity constraints in the Denis St Pierre sewershed limiting Lakeshore's ability to service planned growth areas and accept new development.
- Conveyance and treatment system capacities are significantly impacted by high levels of inflow and infiltration within the collection systems.
- Provincial policy and direction emphasize redevelopment to provide additional housing opportunities, including intensification, and allowing for the approval of additional residential units (ARUs)
- Intensification of residential areas result in increased wastewater flow and drinking water demands greater than the designed capacity of the infrastructure.
- Growth realized since the 2018 Water and Wastewater Master Plan Update has exceed projections impacting Lakeshore's ability to proactively implement the recommendations.

When addressing these challenges, there are opportunities to implement solutions that provide adaptation to a changing climate, decrease energy usage, protect the environment, and protect human health and safety.

Identified Wastewater Treatment Needs & Constraints

- There are capacity constraints identified at multiple wastewater treatment facilities, specifically the Stoney Point and Comber Lagoon Wastewater Facilities.
- In PIC 1, three out of five treatment facilities were identified as approaching or over their rated hydraulic capacity under existing conditions. The expansion of the Denis St. Pierre Water Pollution Control Plant (WPCP) currently underway will address the existing constraint up to approximately 2032.



Identified Wastewater Treatment Needs & Constraints Continued



- Phase 1 of the expansion at the Denis St. Pierre WPCP is currently underway and will address existing constraints to 2032 by increasing the capacity to 25,000 m³/day. A second phase of expansion to a capacity of 30,000 m³/is expected to commence in approximately 2032.
- The Stoney Point and Comber Lagoon Facilities are at or have exceeded 80% of their rated capacity, triggering the need to plan for additional treatment capacity. In addition, the ability of these facilities to meet the effluent requirements have declined.

Treatment Plant	Current Rated Capacity (m ³ /day)	Existing Average Daily Flows (m ³ /day)	Projected Average Daily Flows 2032 (m ³ /day)	Projected Average Daily Flows 2042 (m ³ /day)	Remarks
Denis St. Pierre Water Pollution Control Plant	14,500	13,558	20,525	29,429	An expansion to the Denis St. Pierre facility is currently underway. The first phase of the expansion will increase the capacity of the plant to 25,000 m ³ /day with plans for expansion to 30,000 m ³ /day. A Schedule C Class EA for the Plant Expansion will be initiated in 2032.
Stoney Point Lagoon Facility	949	1,211	1,211*	2,412*	The Stoney Point Lagoon Facility is currently over the rated hydraulic capacity.
Comber Lagoon Facility	430	402	487*	531*	The Comber Lagoon Facility is near capacity, triggering the need for expansion. Existing reserve capacity has already been allocated.
North Woodslee Treatment Facility	330	44	44	44	The North Woodslee facility has remaining hydraulic capacity.
South Woodslee Treatment Facility	210	46	46	46	The South Woodslee facility has remaining hydraulic capacity.

*Projected growth and flows are impacted due to treatment capacity constraints

Long-List of Wastewater Treatment Alternatives – Stoney Point and Comber Lagoon Wastewater Facilities



A high-level screening of wastewater treatment alternatives was completed using the following questions:

- 1

Is this option allowed in Ontario by Regulation?
- 2

Is this option aligned to Municipal Planning Objectives?
- 3

Is this option able to provide reliable treatment?

Alternatives (1st Stage Screening)	Question 1	Question 2	Question 3	Pass/Fail	Remarks
Alternative 1 Do nothing	-	-	-	-	Comparison with the baseline condition is necessary under the Master Planning Class EA process.
Alternative 2 Individual new mechanical Sanitary Treatment Facilities (STF) at the Comber & Stoney Point Lagoon Facilities	Yes	Yes	Yes	Pass	-
Alternative 3 Common mechanical STF at the Stoney Point Lagoon Facility	Yes	Yes	Yes	Pass	-
Alternative 4 Diverting flows from the Comber & Stoney Point Lagoon Facilities to Denis St. Pierre WPCP	Yes	Yes	No	Fail	The majority of the future growth is expected to occur in the area serviced by Denis St. Pierre WPCP, it is important to maintain the reserve capacity to accommodate growth.

Long-List of Wastewater Treatment Alternatives – Stoney Point and Comber Lagoon Wastewater Facilities Continued



Alternatives (1st Stage Screening)	Question 1	Question 2	Question 3	Pass/Fail	Remarks
Alternative 5 Diverting flows from the Comber and Stoney Point Lagoon Facilities to the Tilbury WWTP	Yes	Yes	No	Fail	Tilbury WWTP is operating at 35% capacity (performance report 2022). However, diverting flows to Tilbury WWTP requires approvals and coordination from Chatham-Kent.
Alternative 6 Diverting flows from the Comber Lagoon Facility to the Tilbury WWTP	Yes	Yes	Yes	Pass*	*This solution may not provide sufficient capacity for the development of all available vacant lands (beyond 2042).
Alternative 7 Diverting flows from the Stoney Point Lagoon Facility to the Tilbury WWTP	Yes	Yes	No	Fail	Tilbury WWTP is operating at 35% capacity (performance report 2022). However, diverting flows to Tilbury WWTP requires approvals from Chatham-Kent. Tilbury WWTP does not have capacity to accept flows from the Stoney Point Lagoon Facility to 2042.

Long-List of Wastewater Treatment Alternatives – Stoney Point and Comber Lagoon Wastewater Facilities Continued (2)



Alternatives (1st Stage Screening)	Question 1	Question 2	Question 3	Pass/Fail	Remarks
Alternative 8 Diverting flows from the Comber and Stoney Point Lagoon Facilities to the North and South Woodslee Treatment Plants	Yes	Yes	No	Fail	<p>North and South Woodslee plants have sufficient rated capacity. These facilities are unable to reliably meet regulatory effluent limits.</p> <p>It is important to maintain reserve capacity to accommodate growth.</p> <p>Significant construction would be required to collect and convey flow from the Comber and Stoney Point Lagoon Facilities to the North and South Woodslee WWTPs.</p>
Alternative 9 Upgrade/Expand lagoons at the Comber and Stoney Point Lagoon Facilities	No	Yes	No	Fail	<p>Lagoon expansion is not supported under current Ontario Regulations or MECP Policy, however upgrading lagoons with a newer treatment technology is not going to address the identified hydraulic constraints.</p> <p>This alternative would require a shutdown of the lagoon(s) for upgrades, and the diversion of flows to another available treatment plant.</p>

Short-List of Wastewater Treatment Alternatives – Stoney Point and Comber Lagoon Wastewater Facilities



Alternatives	Description & Considerations
Alternative 1 Do nothing	This alternative represents the baseline condition for the purposes of comparison and is necessary to consider under the Master Planning Class EA process.
Alternative 2 Individual new mechanical STFs at the Comber and Stoney Point Lagoon Facilities	This alternative involves the construction of two new mechanical STFs at both the Comber and Stoney Point lagoon sites. This alternative will require land acquisition adjacent to the Comber Lagoon Facility to accommodate a new treatment facility.
Alternative 3 Common mechanical STF at the Stoney Point Lagoon Facility	This facility will service both Stoney Point and Comber. Flows from the Comber Lagoon Facility will be redirected to Stoney Point.
Alternative 3 & 6* (Combined) A new mechanical STF at Stoney Point (Alternative 3) and diverting flows from the Comber Lagoon Facility to the Tilbury WWTP (Alternative 6*)	<p>This alternative involves conveying flows from the Comber Lagoon Facility to the Tilbury WWTP for treatment and the construction of a new mechanical treatment facility at the Stoney Point Lagoon Facility to treat flows from Stoney Point.</p> <p>*This solution may not provide capacity for the development of all available vacant lands in Comber beyond 2042.</p>

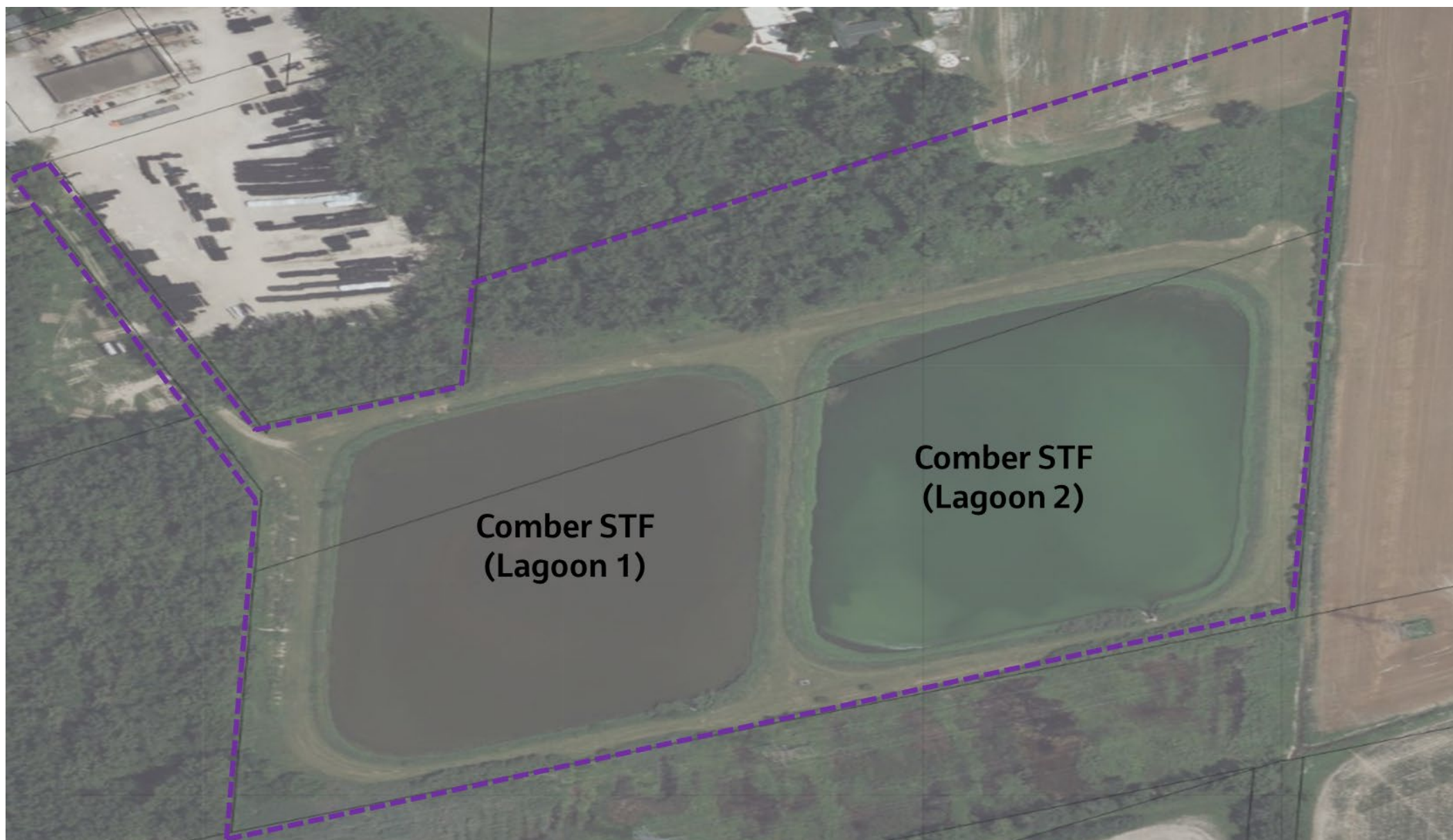
The short-listed alternatives will be subjected to detailed evaluation.

Short-List of Wastewater Treatment Alternatives – Stoney Point and Comber Lagoon Wastewater Facilities Continued

Alternative 1 Do Nothing

Alternative 2

Individual new mechanical STFs at the Comber and Stoney Point Lagoon Facilities



Alternative 3

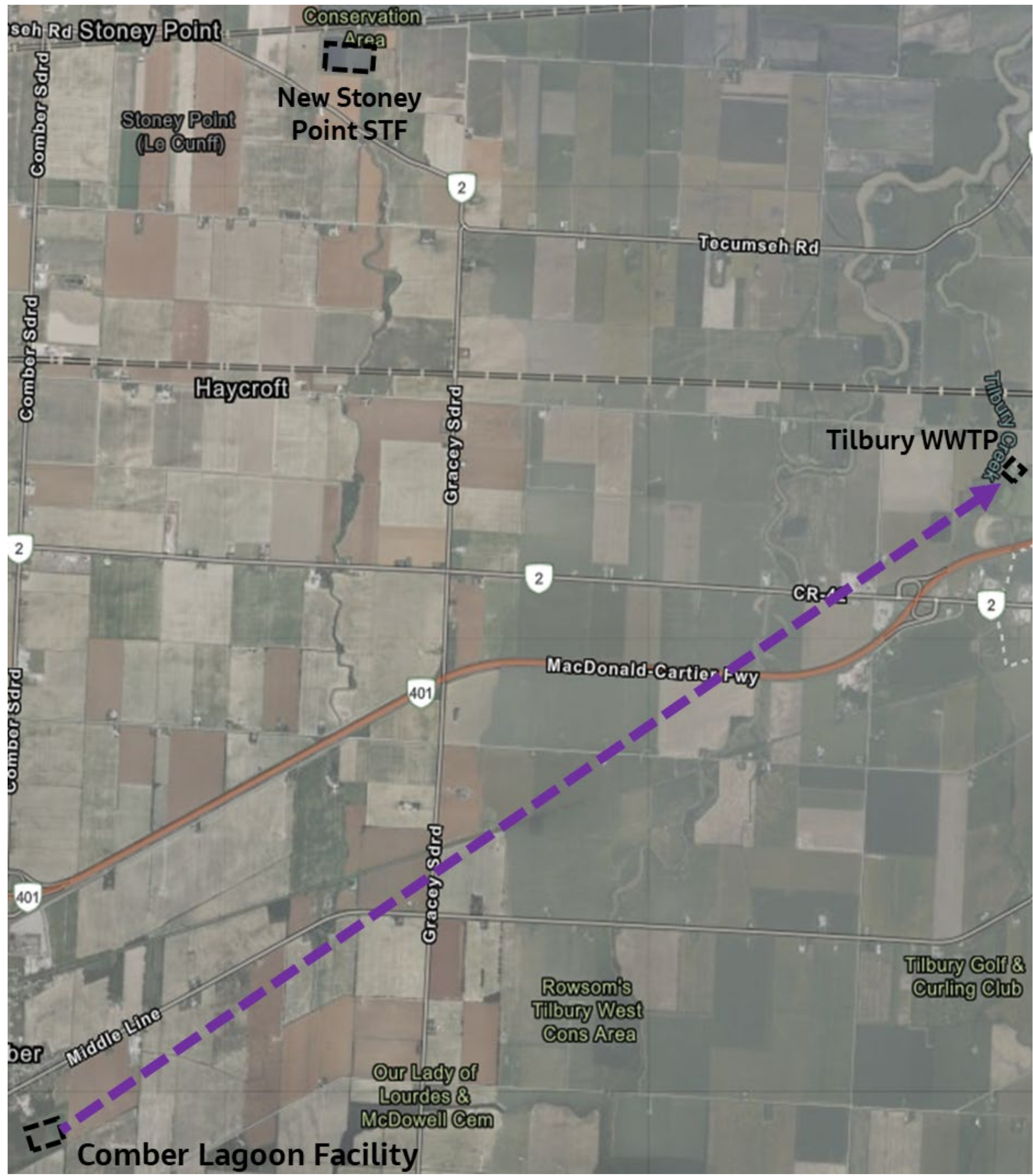
Common mechanical STF at the Stoney Point Lagoon Facility



Note: The conveyance route presented (purple colour) is adapted from Municipality of Lakeshore, Eastern Communities ESR, 2012

Alternative 3 & 6* (Combined)

A new mechanical STF at Stoney Point (Alternative 3) and diverting flows from the Comber Lagoon Facility to the Tilbury WWTP (Alternative 6*)



Short-List of Wastewater Treatment Alternatives – Denis St. Pierre Wastewater Pollution Control Plant (WPCP)

The short-listed alternatives will be subjected to detailed evaluation.

Alternative	Description & Considerations
Alternative 1 Do nothing (2032-2042)	The Denis St. Pierre WPCP is undergoing expansion to a new rated capacity of 25,000 m ³ /day. Based on the population projections, Denis St. Pierre WPCP will reach 80% of its rated capacity by 2032 – triggering the initiation of the Phase 2 expansion to 30,000 m ³ /day in 2032. Additional capacity within the Denis St. Pierre sewershed will be required by 2042.
Alternative 2 Expand plant on existing site (2032-2042)	<p>This alternative expands the treatment capacity at the existing Denis St. Pierre WPCP site.</p> <p>An adequate buffer area will be required to expand the plant capacity. Land acquisition for the buffer zone will be required. This alternative is expected to include purchasing/compensation for the land to maintain future buffer zone requirements.</p>
Alternative 3 Service with distributed packaged plants (2032-2042)	This alternative will consider the use of small package plants to provide distributed treatment capacity in the Denis St. Pierre service area.
Alternative 4 Site a new WPCP within the servicing boundary (2032-2042)	This alternative will consider the siting of a new conventional wastewater treatment plant facility to provide treatment capacity in the Denis St. Pierre service area.

Identified Wastewater Conveyance Needs & Constraints

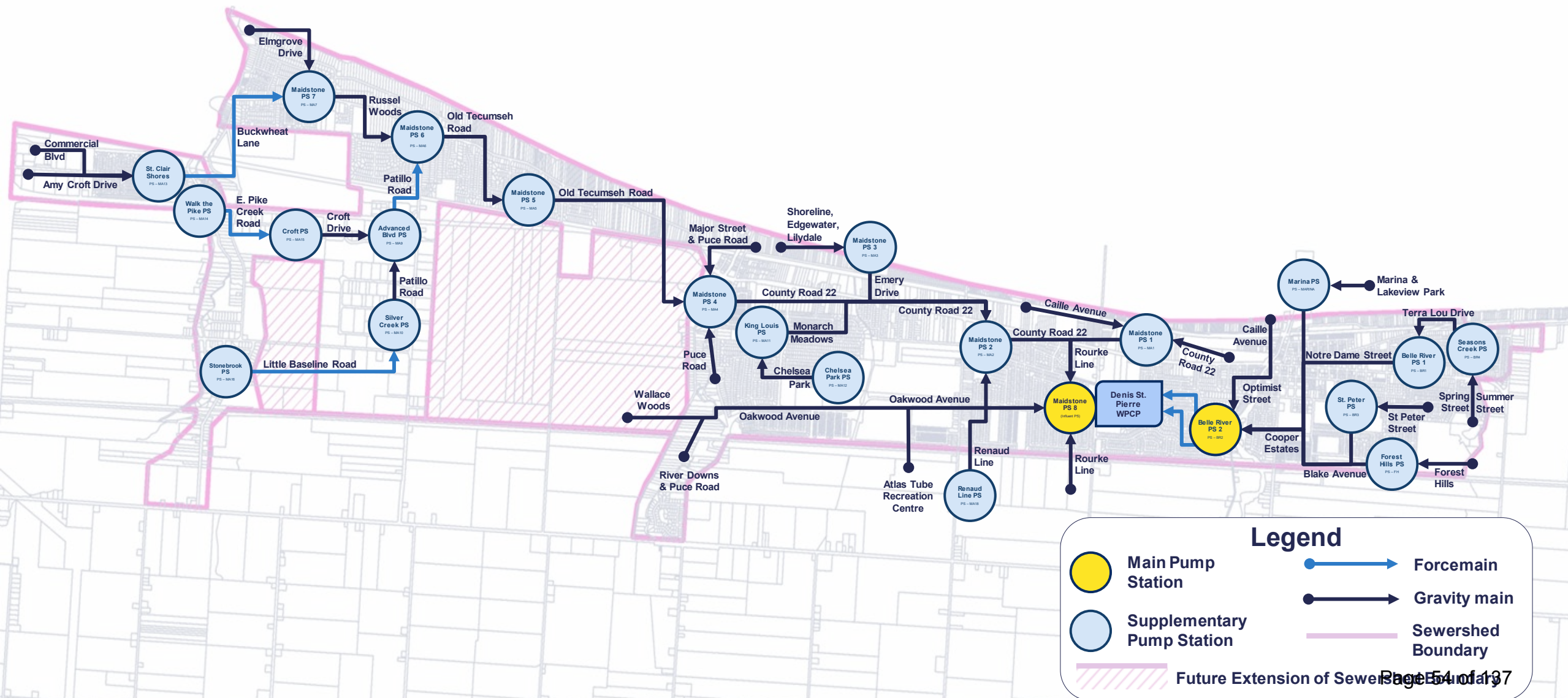
- Conveyance infrastructure includes sewage pumping stations and trunk/sanitary sewer pipelines.
- There are numerous sanitary conveyance system constraints identified in the Denis St. Pierre sewershed.
- Existing hydraulic constraints at the Comber and Stoney Point Lagoon Facilities and reports of basement flooding indicate the potential for capacity constraints within the respective conveyance systems. More investigation will be required to define these constraints.
- Constraints in the system were grouped based on location and hydraulic connectivity within the conveyance system to assist with identifying alternatives.

Long-list of Wastewater Conveyance Solutions

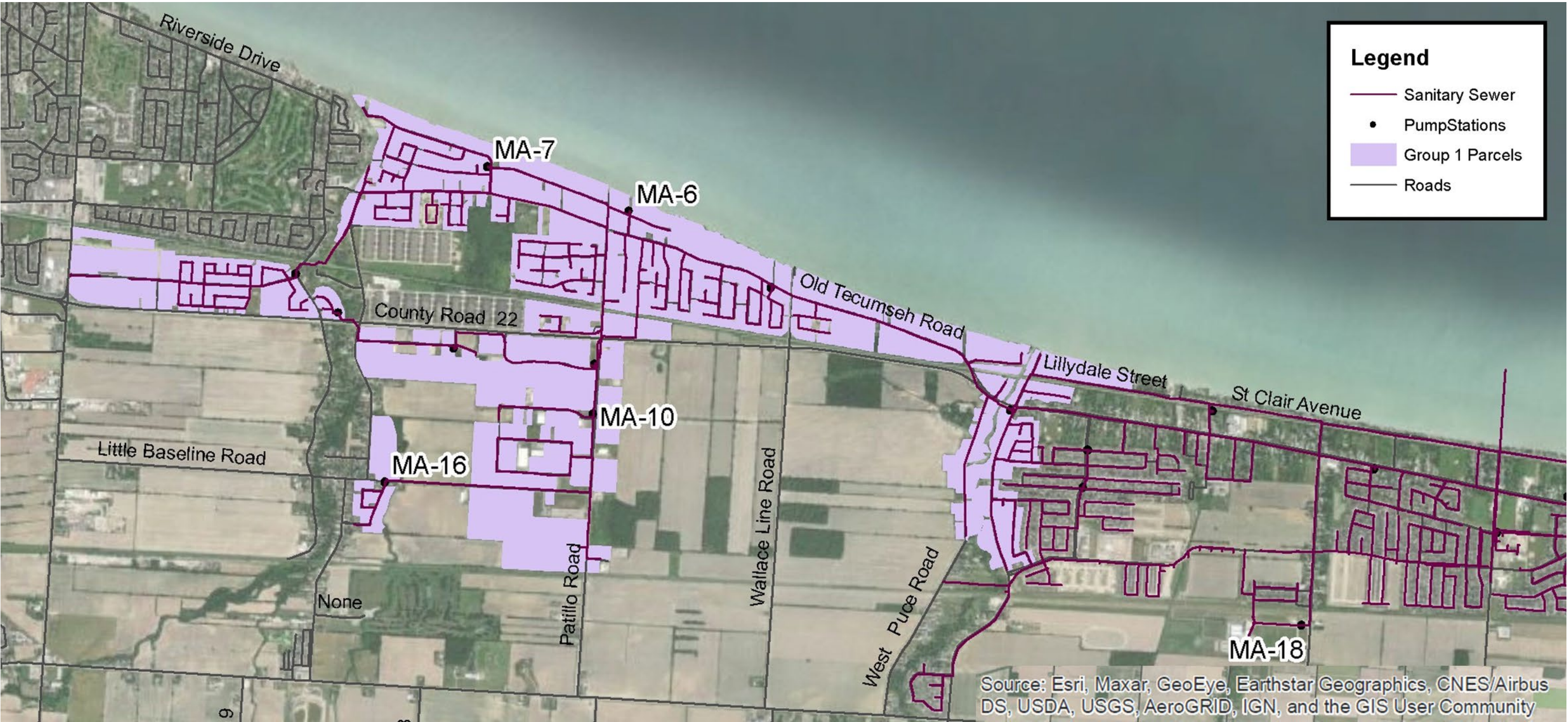
Conveyance solutions are often addressed through a combination of best practices and infrastructure. A wide range of potential solutions were screened to help identify alternatives for capacity constraints.

Category	Alternative	Pass/Fail	Remarks
Source Control	Downspout Disconnection Rain Barrel Program Weeping Tile (Foundation Drain Disconnection) Sewer Lining Cross-Connection Disconnection	Fail	Source Control Alternatives (where possible) are currently being implemented by the Municipality of Lakeshore; however, these cannot be relied on as the primary solution to address conveyance needs.
Conveyance Control	Inline Storage	Pass	-
	Sewer Separation	Fail	The Municipality of Lakeshore does not have combined sewers
	Pipe Upsizing or Twinning	Pass	-
	Increase Pump Station Capacity and/or replacement of Pump Station(s)	Pass	-
Flow Directions and End-of-Pipe Controls	Weir	Fail	No feasible locations
	Flow diversion	Fail	No feasible locations for flow diversion to existing sewers within the Denis St. Pierre sewershed
	New Trunk Sewer to New WWTP in Maidstone	Fail	Timing inconsistent with treatment capacity needs
	New Trunk Sewer in Maidstone to Denis St. Pierre WPCP	Pass	-
	Offline Storage (at pump station or WWTP)	Pass	-

Sanitary Distribution Schematic



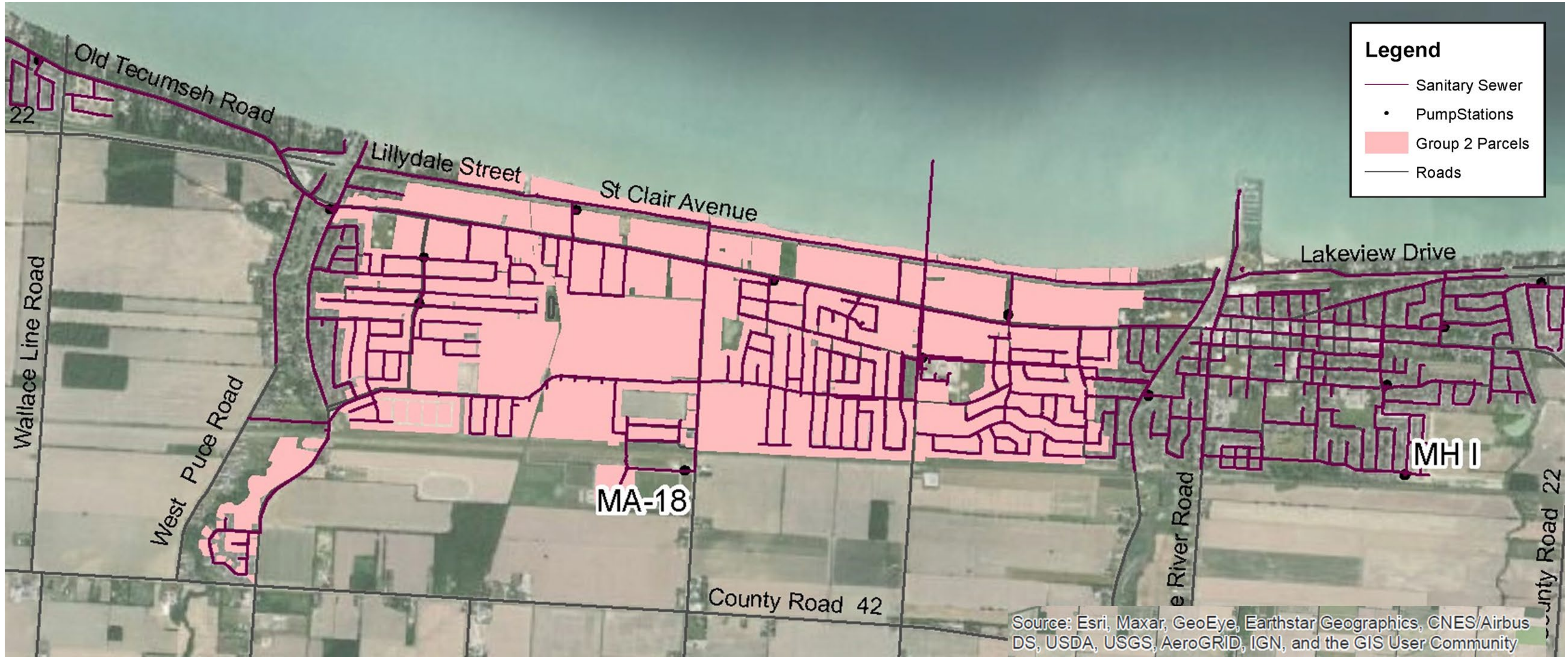
Group 1 Conveyance Constraints



Constraints	Constrained under Existing Conditions	Constrained under Future (2032) Conditions	Constrained under Future (2042) Conditions
Amy Croft Drive Trunk Sewer	No	Yes	Yes
St. Clair Shores – Pump Station (MA-13)	No	Yes	Yes
Russel Woods Drive – Trunk Sewer	Yes	Yes	Yes
Maidstone Pump Station 6	Yes	Yes	Yes
Maidstone Pump Station 5*	No	No	No
Wintermute Area	No	Yes	Yes
Patillo Industrial Area	Yes	Yes	Yes
Puce Area	Yes	Yes	Yes
Maidstone Pump Station 4	Yes	Yes	Yes

* Extent of constraint depends on Group 1 preferred alternative

Group 2 Conveyance Constraints



Constraints	Constrained under Existing Conditions (Y/N)	Constrained under Future (2032) Conditions (Y/N)	Constrained under Future (2042) Conditions (Y/N)
IC Roy/Mancini Group (Downstream of Chelsea Park PS)	Yes	Yes	Yes
Oakwood Trunk Area *	No	No	No
Maidstone Pump Station 8 *	No	No	No

* Maidstone Pump Station 8 upgrades are currently underway, once commissioned some constraints will be resolved. Group 2 receives flows from Group 1 therefore, the extent of the constraints in Group 2 will depend on the Group 1 preferred alternative.

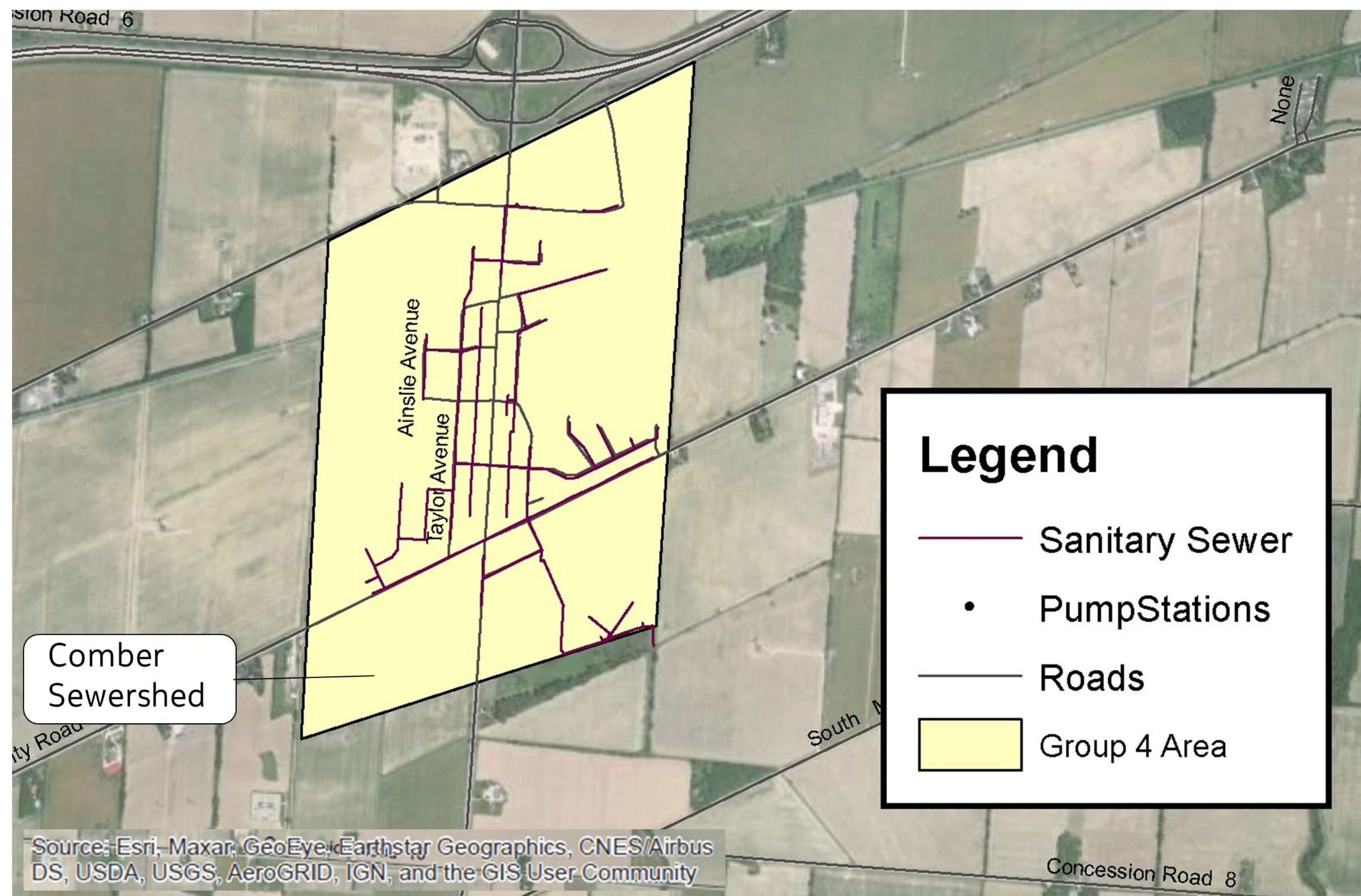
Group 3 Conveyance Constraints



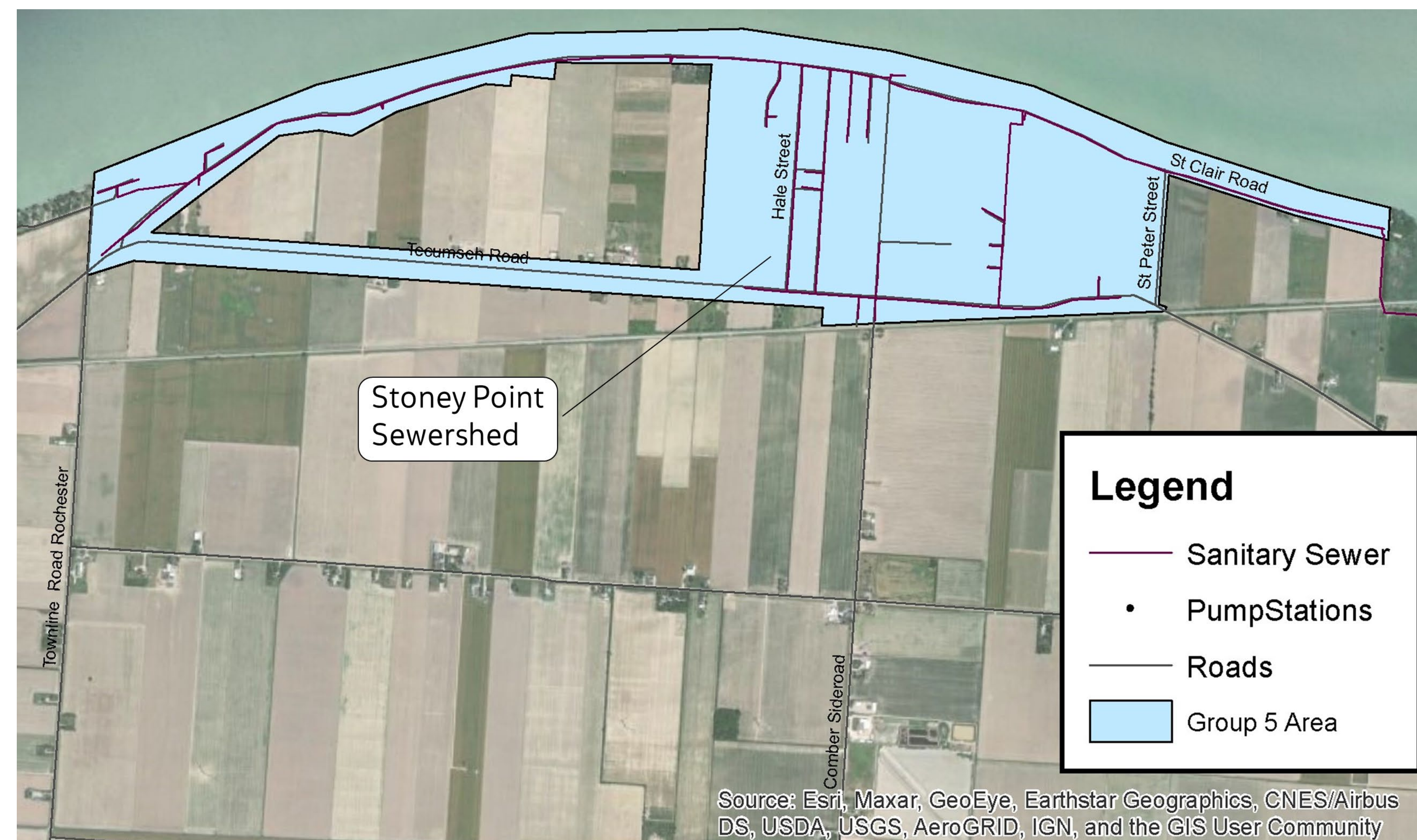
Group No. Constraints		Constrained under Existing Conditions	Constrained under Future (2032) Conditions	Constrained under Future (2042) Conditions
4	Belle River Pump Station 2	No**	Yes	Yes

** This is a condition-based need under existing conditions based on an ongoing condition assessment

Group 4 Conveyance Constraints



Group 5 Conveyance Constraints



- There have been several reports of basement flooding with unclear cause, therefore flow monitoring in Stoney Point and Comber sewersheds is recommended to monitor system performance during dry and wet weather conditions.
- Flow monitoring is recommended to be completed prior to implementing treatment alternatives in Stoney Point and Comber.

Short-list of Conveyance Alternatives



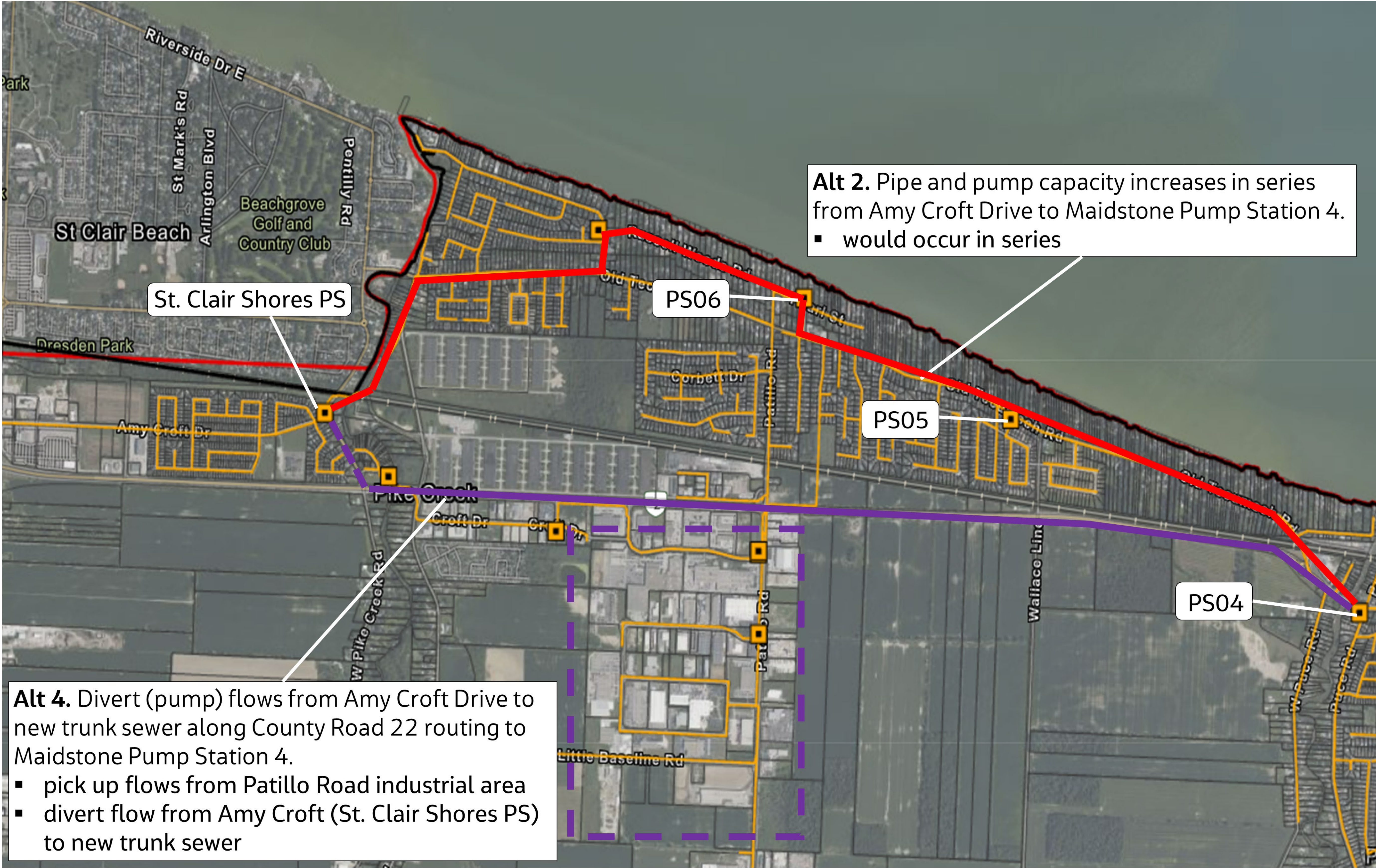
The short-listed alternatives will be subjected to detailed evaluation

Alternative No.	Alternative
Group 1	
Alternative 1	Do Nothing
Alternative 2	Pipe and pump capacity increases in series from Amy Croft Drive to Maidstone Pump Station 4 and local sewer upgrades as necessary.
Alternative 3	Offline storage at each pump station with local pipe upgrades as required
Alternative 4	Divert (pump) flows from Amy Croft Drive to new trunk sewer along County Road 22 routing to Maidstone Pump Station 4, local sewer upgrades as necessary, and upgrade Amy Croft Drive Trunk Sewer.
Group 2	
Alternative 1	Do Nothing
Alternative 2	Increase capacity of County Road 22 sewer and local pipe upsizing/twinning/inline storage as required. May require upsizing of Maidstone Pump Station 8*
Alternative 3	Offline storage at Maidstone Pump Station 8* combined with Alternative 2 or Alternative 4.
Alternative 4	Divert flows from Maidstone Pump Station 4 to new trunk sewer (Twin the Oakwood Trunk Sewer) and local pipe upsizing/twinning/inline storage as required. May require upsizing of Maidstone Pump Station 8*
Group 3	
Alternative 1	Do Nothing
Alternative 2	Replace Belle River Pump Station 2 forcemain
Alternative 3	Replace and upsize Belle River Pump Station 2 forcemain and increase pump capacity
Alternative 4	Construct new pump station

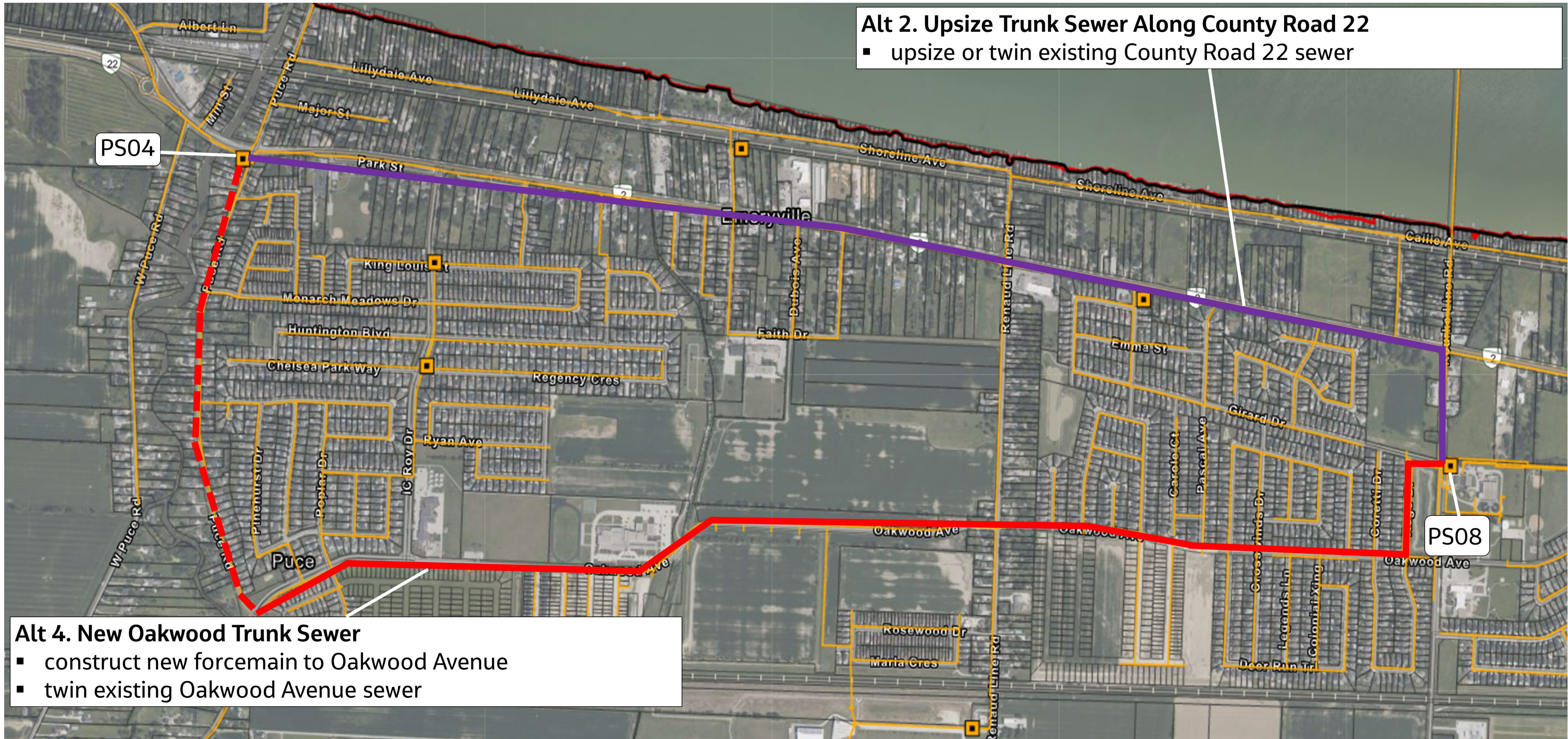
Groups 4 and 5: Further investigation through flow monitoring will be required to identify capacity constraints prior to identifying alternatives.

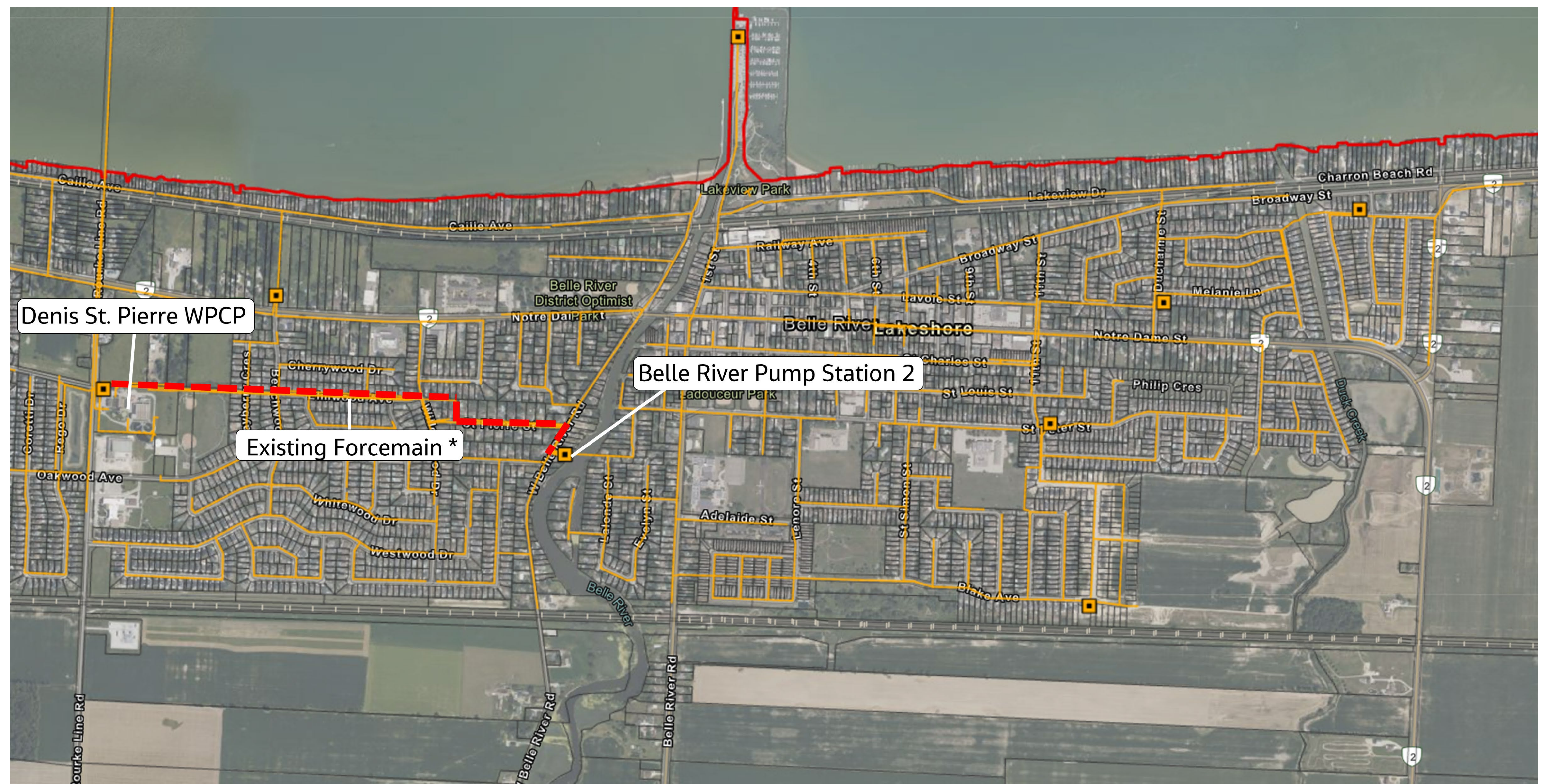
*Need for upgrade depends on the Group 1 preferred alternative

Conveyance Constraints – Group 1 Alternative 2 and 4



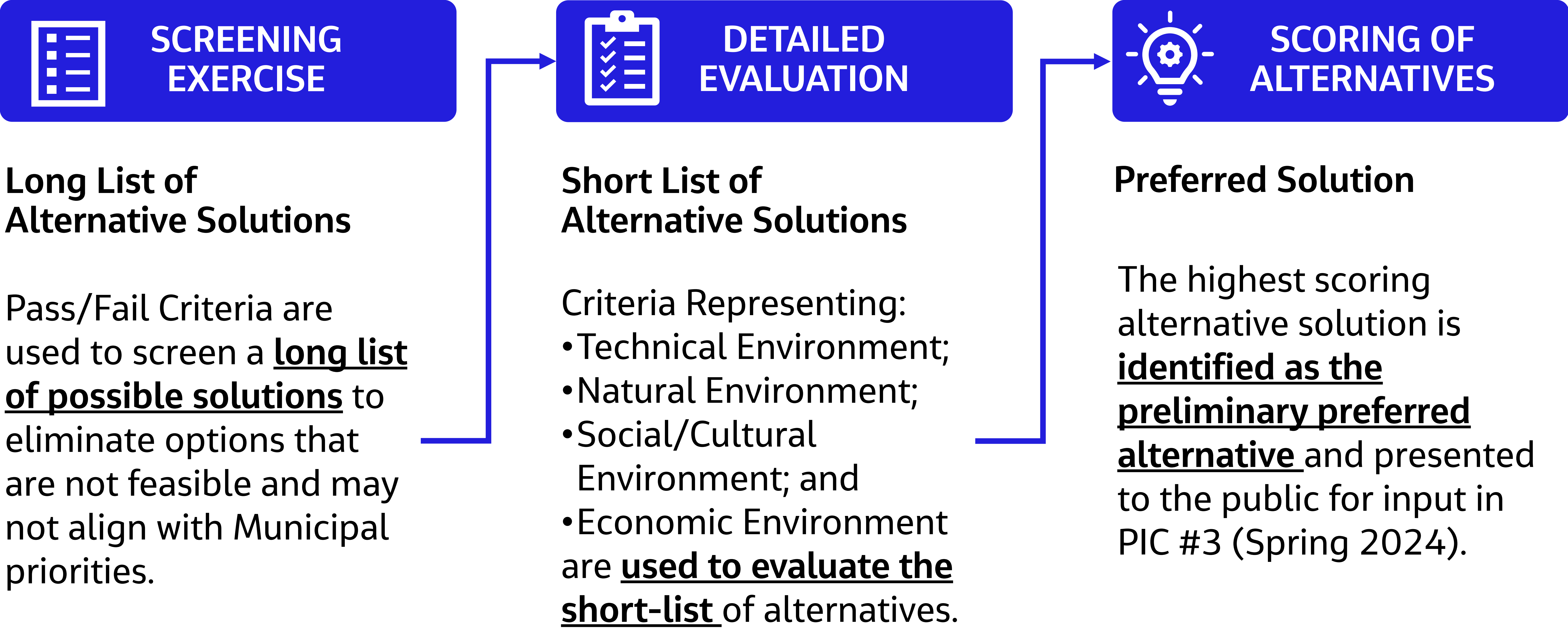
Conveyance Constraints – Group 2 Alternatives 2 and 4





*If a new forcemain is identified as a preferred alternative, a route will need to be selected

Overview of Decision-Making Process



The implementation plan outlining project prioritization, capital cost estimates, and timelines will be presented in PIC #3.

Next Steps

Thank you for your interest in Lakeshore's WWMP Update. Your feedback is an important part of the Master Plan process.

- Please refer to the Municipality's website for the most up-to-date information related to the WWMP Update and to sign up for the project mailing list: www.Lakeshore.ca/WWMP
- Public Information Centre #3 will be held in the Spring 2024 and will summarize the preferred solutions for the water and wastewater systems.
- A dedicated email address has been set up for this study. To provide your comments or request more information please email LakeshoreWWMP@jacobs.com
- Alternatively, you can reach the following contacts:

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Next Steps/look Ahead After PIC #2

- ✓ Identify Key Considerations and Population Growth for Planning Horizon (PIC #1) **COMPLETE**
- ✓ Identify wastewater system constraints and alternatives (PIC #2) **COMPLETE**
- ❑ Identify water system constraints and alternatives (PIC #3)
- ❑ Select preferred water and wastewater system alternatives (PIC #3)
- ❑ Prepare Master Plan Report for public and Ministry Review and Comment
- ❑ Report is finalized and adopted by Council

Following the completion of the Master Plan Report, the Municipality will need to complete the following steps to implement the recommendations:

- Complete the required Supportive Studies (such as Cultural Heritage, Archaeological Assessment, Natural Heritage, Geotechnical, etc.)
- Environmental Study Report for Schedule C projects (Phases 3 and 4 of the Class EA process)
- Project Implementation (Funding, Design of solutions, Required Approvals, Construction)

Success of Implementation of the Master Plan Update:

Aligning strategies, staying focused on the plan, and making a long-term commitment to implement the plan.

Municipality of Lakeshore

Minutes of the Regular Council Meeting

Tuesday, November 7, 2023, 6:00 PM

Council Chambers, 419 Notre Dame Street, Belle River



Members Present: Mayor Tracey Bailey, Deputy Mayor Kirk Walstedt, Councillor Ryan McNamara, Councillor Paddy Byrne, Councillor Kelsey Santarossa, Councillor John Kerr, Councillor Ian Ruston, Councillor Larissa Vogler

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, Acting Corporate Leader - Community Services Frank Jeney, Division Leader - Building Morris Harding, Division Leader - Community Planning Sahar Jamshidi, Division Leader - Digital Transformation & Cloud Services Michael Martin, Division Leader - Economic and Intergovernmental Affairs Ryan Donally, Division Leader – Legislative Services Brianna Coughlin, Division Leader - Workplace Development Lisa Granger, Drainage Superintendent Jill Fiorito, Division Leader - Legal Services Zachary Knox, Team Leader - Legislative Services Cindy Lanoue, IT Technical Analyst Erik Pelland

1. Call to Order

Mayor Bailey called the meeting to order at 6:00 PM in Council Chambers.

2. Land Acknowledgement

3. Moment of Reflection

4. Disclosures of Pecuniary Interest

5. Recognitions

6. Public Meetings under the Planning Act

7. Public Presentations

1. Tourism Windsor Essex Pelee Island - Plans for 2024

Gordon Orr, Jason Toner and Lynette Bain of Tourism Windsor Essex Pelee Island provided a PowerPoint presentation and video as overview of projects from 2023 and plans for 2024.

2. E.L.K. Energy Inc. - Board Update

ELK Chairperson Sherry Bondy and James Hogan with Entegrus provided a PowerPoint presentation as overview of the Board Update.

315-11-2023

Moved By Councillor McNamara

Seconded By Councillor Vogler

Direct the Mayor to send a letter to E.L.K. Energy Inc. ownership to explore all options for service improvements, including sales or mergers.

In Favour (7): Mayor Bailey, Councillor McNamara, Councillor Byrne, Councillor Santarossa, Councillor Kerr, Councillor Ruston, and Councillor Vogler

Carried

8. Delegations

1. Lower Thames Valley Conservation Authority – Non-mandatory Service Agreement

Mark Peacock and Valerie Towsley from the Lower Thames Valley Conservation Authority provided a PowerPoint presentation as overview of non-mandatory services.

Deputy Mayor Walstedt joined the meeting at 6:43 PM.

316-11-2023

Moved By Councillor Vogler

Seconded By Councillor Santarossa

Direct the Clerk to read By-law 91-2023, being a by-law to authorize an agreement with the Lower Thames Valley Conservation Authority for non-mandatory programs and services, during the Consideration of By-laws as presented at the November 7, 2023 Council meeting.

Carried Unanimously

2. Development Application Fees Review

Matt Bouroukis from Watson & Associates Economists Ltd. was present electronically and provided a PowerPoint presentation as overview of the Development Application Fees Review study.

317-11-2023

Moved By Deputy Mayor Walstedt

Seconded By Councillor McNamara

Direct Administration to update the User Fee Bylaw reflecting the updated fee structure proposed in Option 2 – Administrative Recommendation, as presented at the November 7, 2023 Council meeting.

Carried Unanimously

9. Completion of Unfinished Business

10. Consent Agenda

318-11-2023

Moved By Councillor McNamara

Seconded By Councillor Ruston

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

1. October 24, 2023 Regular Council Meeting Minutes

Carried Unanimously

11. Reports for Information

319-11-2023

Moved By Councillor Santarossa

Seconded By Councillor McNamara

Receive the Report for Information as listed on the agenda.

1. Ministry of Transportation Micromobility Regulations - Update

Carried Unanimously

12. Reports for Direction

1. Tile Loan Application – Kevin Patrick Shanahan – Roll No. 120.000.00980

320-11-2023

Moved By Councillor Ruston

Seconded By Councillor Byrne

Approve the Tile Loan submitted by Kevin Patrick Shanahan for tiling work to be performed at 0 Lakeshore Road 203 (Roll No. 120.000.00980) in the amount of \$45,000 (including HST) subject to Provincial Funding as presented at the November 7, 2023 meeting.

Carried Unanimously

2. Steps to permit Accessory Dwelling Units in Agricultural Areas

321-11-2023

Moved By Deputy Mayor Walstedt

Seconded By Councillor Ruston

Direct Administration to prepare a report to Council to initiate the required Official Plan and Zoning By-law amendment processes and associated consultation required to consider Accessory Dwelling Unit policies and regulations, as presented at the November 7, 2023 Regular Council meeting.

In Favour (7): Mayor Bailey, Deputy Mayor Walstedt, Councillor Byrne, Councillor Santarossa, Councillor Kerr, Councillor Ruston, and Councillor Vogler

Opposed (1): Councillor McNamara

Carried

3. Strategic Objective Implementation – Organizational Restructuring

322-11-2023

Moved By Councillor McNamara

Seconded By Councillor Santarossa

Direct Administration to implement the Corporate Leader – Community Health and Safety position effective January 2024; and that the Corporate Leader - Community Health and Safety Service position be a first charge against the 2024 budget, as presented at the November 7, 2023 Council meeting.

In Favour (6): Mayor Bailey, Deputy Mayor Walstedt, Councillor McNamara, Councillor Byrne, Councillor Santarossa, and Councillor Ruston

Opposed (2): Councillor Kerr, and Councillor Vogler

Carried

Mayor Bailey called a recess at 7:54 PM and reconvened the meeting at 8:05 PM.

4. Terms of Reference for a Hiring Committee

323-11-2023

Moved By Councillor Ruston

Seconded By Councillor Vogler

Defer consideration of the report until after the closed session.

Carried Unanimously

13. Announcements by Mayor

14. Reports from County Council Representatives

Deputy Mayor Walstedt provided an overview of the Windsor Essex Solid Waste Authority meeting and proposed budget.

16. Notices of Motion

1. Councillor Kerr - Vacant Positions

Councillor Kerr withdrew the notice of motion.

17. Question Period

18. Non-Agenda Business

19. Consideration of By-laws

324-11-2023

Moved By Councillor Ruston

Seconded By Deputy Mayor Walstedt

By-laws 91-2023 and 92-2023 be read and passed in open session on November 7, 2023.

Carried Unanimously

1. By-law 91-2023, Being a By-law to Authorize an Agreement with Lower Thames Valley Conservation Authority

2. By-law 92-2023, Being a By-law to Confirm Proceedings of Council for October 24, 2023

20. Closed Session

325-11-2023

Moved By Councillor Santarossa

Seconded By Councillor Ruston

Council move into closed session in Council Chambers at 8:20 PM in accordance with:

- a. Paragraph 239(2)(b), (d) and (f) of the *Municipal Act, 2001* to discuss personal matters about an identifiable individual, including municipal or local board employees, labour relations or employee negotiations, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, relating to an employee.
- b. Paragraph 239(2)(b) and (f) of the *Municipal Act, 2001* to discuss personal matters about an identifiable individual, including municipal or local board employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, relating to a Hiring Committee.

- c. Paragraph 239(2)(b) of the *Municipal Act, 2001* to discuss personal matters about identifiable individuals, including municipal or local board employees, regarding the recommendations of Administration in relation to a board member appointment.
- d. Paragraph 239(2)(b) of the *Municipal Act, 2001* to discuss personal matters about an identifiable individual, including municipal or local board employees, relating to the Chief Administrative Officer performance evaluation.

Carried Unanimously

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

22. Return to Open Session

Council returned to open session at 9:38 PM and returned to agenda item 12.4.

12. Reports for Direction

4. Terms of Reference for a Hiring Committee

326-11-2023

Moved By Councillor Ruston

Seconded By Councillor McNamara

Direct Administration to bring back a framework to establish an executive committee.

Carried Unanimously

15. Report from Closed Session

327-11-2023

Moved By Councillor Santarossa

Seconded By Councillor Ruston

Appoint Blaise Chevalier to the Drainage Board for the remainder of the 2022-2026 term.

Carried Unanimously

23. Adjournment

328-11-2023

Moved By Councillor Ruston

Seconded By Councillor Byrne

Adjourn the meeting at 9:41 PM.

Carried Unanimously

Tracey Bailey
Mayor

Brianna Coughlin
Clerk



Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario P0G 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

October 19, 2023

Hon. Doug Downey
Attorney General
McMurtry-Scott Bldg 11th Flr, 720 Bay St.
Toronto, ON M7A 2S9

Sent via email: Doug.Downey@ontario.ca

RE: Call for an Amendment to the *Legislation Act, 2006*

Dear Mr. Downey,

At the Regular Meeting of Council held on October 17, 2023, the Council of the Corporation of the Township of McKellar carried the following resolution:

Resolution No. 23-671

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

WHEREAS Metroland Media Group has sought bankruptcy protection and will cease the print publication of its weekly community newspapers across Ontario, moving to an online-only model; and

WHEREAS Neil Oliver, Chief Executive Officer and President of Metroland Media Group, said the 71 Metroland community publications will be digital only going forward; and

WHEREAS the *Legislation Act, 2006* provides a definition of “newspaper” which applies to every Ontario Act and Regulation, as in a provision requiring publication, means a document that, (a) **is printed in sheet form**, published at regular intervals of a week or less and circulated to the general public, and (b) consists primarily of news of current events of general interest; (“journal”); and

WHEREAS Ontario Municipalities are required to follow publication and notice requirements for Provincial Acts and Regulations; and

WHEREAS communities such as the West Parry Sound Area cannot comply with publication requirements in Provincial Acts and Regulations as the Parry Sound North Star news publication is no longer being printed in sheet form and there are no other local news publications fitting the definition of “newspaper”; and

WHEREAS some small, rural, Ontario Municipalities may not have the means to bring an application to the Court to ask for directions and approval of an alternate manner of providing notice;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby request the Provincial government to make an amendment to the *Legislation Act, 2006* to include digital publications as an acceptable means of publication and notice requirements for Provincial Acts and Regulations; and

FURTHER request the support of all Ontario Municipalities; and

FURTHER THAT this resolution be forwarded to the Minister of Municipal Affairs and Housing, Paul Calandra; Parry Sound-Muskoka MPP, Graydon Smith; The Association of Ontario Municipalities (AMO); CEO and President of Metroland Media Group, Neil Oliver and all Ontario Municipalities.

Carried

Regards,



Karlee Britton
Deputy Clerk
Township of McKellar
deputyclerk@mckellar.ca
(705) 389-2842 x5

cc:

Paul Calandra, Minister of Municipal Affairs and Housing
Graydon Smith, MPP Parry Sound-Muskoka
The Association of Ontario Municipalities (AMO)
Neil Oliver, CEO & President, Metroland Media Group
All Ontario Municipalities



November 14, 2023

Mary Birch, Director of Council and Community Services/Clerk
County of Essex
360 Fairview Avenue West
Essex, Ontario N8M 1T6
mbirch@countyofessex.ca

Re: Support for Bill 21, Fixing Long-Term Care Amendment Act

At its Regular Council Meeting held on November 6, 2023, Deputy Mayor Shepley requested that Administration send a letter of support to local Member of Parliament, the County of Essex and local municipalities in support of Bill 21, Fixing Long-Term Care Amendment Act. (Till Death Do Us Part), 2022.

Council accordingly passed the following resolution:

R23-11-443

Moved by: Deputy Mayor Shepley

Seconded by: Councillor Verbeek

That correspondence from the Municipality of North Perth dated October 26, 2023 to the Minister of Long-Term Care be received; and

That Administration send a letter of support to local Member of Parliament, the County of Essex and local municipalities in support of Bill 21, Fixing Long-Term Care Amendment Act. (Till Death Do Us Part), 2022.

Carried

I trust you will find this satisfactory. If you have any questions or comments, please feel free to contact the undersigned.



Yours truly,

A handwritten signature in blue ink, appearing to read "Shelley Brown".

Shelley Brown
Deputy Clerk, Legal and Legislative Services
sbrown@essex.ca

cc: Anthony Leardi, MPP
County of Essex
Town of Amherstburg
Town of Kingsville
Municipality of Lakeshore
Town of LaSalle
Municipality of Leamington
Town of Tecumseh

Her Worship Tracey Bailey
Mayor, Town of Lakeshore
419 Notre Dame St. Belle River, Ontario, N0R 1A0
tbailey@lakeshore.ca

November 14, 2024

Dear Mayor Bailey,

I am writing to thank you and your council for the ongoing support of the Charitable Bingo and Gaming (cGaming) initiative in your community. This provincial partnership between the Ontario Charitable Gaming Association (which represents the participating charities and non-profits), Ontario Lottery and Gaming (OLG), the private sector and municipalities has been very successful in raising over \$80M for the 2,200 participating charities in the last year alone.

In your surrounding community, the 24 charities and non-profits raising funds at your local charitable gaming centre (Power Play Gaming Centre) are providing important services and programs for Tecumseh and the Town of Lakeshore. Organizations such as Rose City Community Athletic Fund and Tilbury Rotary Club have benefited greatly and their commitment to improving the lives of residents and enhancing community well-being cannot be overstated. Last fiscal year, the participating charities and non-profits contributed over \$625 thousand to Tecumseh and the Lakeshore community through cGaming. We are greatly appreciative of the work of your municipal staff who are now supporting the organizations through the permitting process.

The Ontario Charitable Gaming Association (OCGA) plays a vital role in fostering stronger, more connected communities by supporting the participating charitable organizations in the 37 charitable gaming sites across the province. Charities and non-profits are crucial partners in addressing the social, economic, and cultural needs of Ontario communities.

Here are some key community benefits of the cGaming initiative.

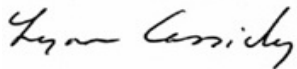
1. These local charities raise essential funds to address critical issues such as poverty, homelessness, healthcare, education, and mental health. The funds go far beyond just the participating charities and non-profits with donations from services clubs going out to numerous other community organizations.
2. The charitable gaming centres contribute to the local economy through employment, the purchase of local goods and services and taxes.

3. Charitable gaming centres are a hub for social interaction and community engagement; a place where people from diverse backgrounds come together for entertainment and build stronger social bonds.
4. This initiative is built on volunteerism. The OCGA takes the lead role in training and supporting the 28,000 volunteers that are key to the success. This cultivates a spirit of giving back; inspiring community members to get involved and contribute positively to our communities.

I am very appreciative of your continued support for this important initiative that contributes so much to your local community. Your endorsement ensures the continued success of this fundraising opportunity for your local charities and non-profits.

If you have any questions or would like further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Lynn Cassidy".

Lynn Cassidy
Executive Director
Ontario Charitable Gaming Association

www.charitablegaming.com
www.charitablegaming.ca
905-824-5478

cc. Cindy Lanoue Licensing, Town of Lakeshore
clanoue@lakeshore.ca

Municipality of Lakeshore – Report to Council

Growth and Sustainability

Community Planning



To: Mayor & Members of Council

From: Sahar Jamshidi, RPP, MCIP, C.E.T.
Division Leader - Community Planning

Date: November 14, 2023

Subject: Q3 2023 Site Plan Agreements Executed

Recommendation

This report is for information only.

Background

The passing of the *More Homes for Everyone Act, 2022* (Bill 109) resulted in the addition of section 41(4.0.1) of the *Planning Act* which states:

(4.0.1) A council that passes a by-law under subsection (2) shall appoint an officer, employee or agent of the municipality as an authorized person for the purposes of subsection (4).

Subsection 4 refers to the approval of site plan applications. Previously, the section stated that the Council of a municipality approve site plan applications. As a result of Bill 109 and the changes to the Planning Act, Council passed a By-law to delegate site plan approval authority to the Division Leader – Community Planning at the June 14, 2022, Council meeting.

At the same meeting, By-law 62-2022 was adopted, establishing a site plan control area for the Municipality and to adopt rules for the processing of site plan development applications. Section 13 of the By-law states that Council shall be informed of the exercise of authority delegated through presentation of an information report to Council on a quarterly basis.

This report is to provide Council with the required information to report on the site plan development applications that have been approved by the Division Leader – Community Planning through the delegated authority of site plan approval.

Comments

To be included in this quarterly report of executed site plan, the following conditions need to be met:

- 1) site plan control agreement signed by the owner or member of the corporation who has the authority to bind the company;
- 2) agreement signed by the Mayor;
- 3) agreement signed by the Clerk;
- 4) securities collected by Lakeshore (currently at the set value of \$5,000.00 for all agreements/developments); and
- 5) the Legal division confirms that the agreement is registered on title.

During Q3 2023, the Division Leader – Community Planning exercised the delegated authority of site plan approval for the following applications:

1. Site Plan Agreement (file SPC-13-2020/S-A-02-2020) was registered on title on February 3, 2023, over lands known as 191 Puce Rd. The purpose of this development was for the construction of 12 Units Stacked Townhomes.
2. Site Plan Agreement (file SPC-22-2021) was registered on title on August 23, 2023, over lands known as 1628 Essex County Rd. 22. The purpose of this development is to construct a 3-storey Long Term Care Facility (160 beds.)

Financial Impacts

There are no financial impacts as a result of this report. The municipality collects the appropriate building permit fees and development charges at the building permit stage. After the complete build-out of the project there will be an increase in the assessed property value, resulting in an increase in municipal taxation.

Report Approval Details

Document Title:	Q3 2023 Site Plan Agreements Executed.docx
Attachments:	
Final Approval Date:	Nov 16, 2023

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

Prepared by Sahar Jamshidi

Submitted by Tammie Ryall

Approved by Justin Rousseau and Truper McBride

Municipality of Lakeshore – Report to Council

Corporate Services

Accounting and Revenue Services



To: Mayor & Members of Council
From: Michelle Heslop, Team Leader – Revenue
Date: November 2, 2023
Subject: 2024 Interim Levy By-law

Recommendation

Direct the Clerk to read By-law 88-2023 during the Consideration of By-laws, to adopt the Interim Tax Levy for 2024, as presented at the November 21, 2023 Council meeting.

Background

In accordance with section 317 of the *Municipal Act, 2001*, Council is required to adopt an Interim Levy By-Law each year in order that tax dollars may be collected prior to adoption of the Final Levy By-law. The Final Levy By-law cannot be adopted until such time as the Municipality of Lakeshore, County of Essex and School Boards budgets have been set. Section 317 (2) states that a by-law may be passed in November or December of the previous year if it provides that it does not come into force until a specified day in the follow year.

Comments

By-law 88-2023 sets out the Interim Levy due dates of February 29, 2024 and April 30, 2024.

Financial Impacts

The By-law sets the interim tax rates required to generate funds approximately equal to 50% of the prior years' annualized taxes. Annualized taxes reflect taxes levied against the property at final billing, including adjustments due to supplementary assessment and adjustments resulting from assessment appeals.

Collection of taxes under the Interim Levy provides funding for the cost of municipal operations until final taxes are levied later in the year.

Report Approval Details

Document Title:	2024 Interim Levy By-law.docx
Attachments:	
Final Approval Date:	Nov 15, 2023

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

Prepared by Michelle Heslop

Submitted by Kate Rowe and Justin Rousseau

Approved by Truper McBride

Municipality of Lakeshore – Report to Council

Growth and Sustainability

Community Planning



To: Mayor & Members of Council

From: Ian Search, BES
Planner I

Date: November 1, 2023

Subject: Reconsideration of deferred Zoning By-law Amendment Application ZBA-4-2022, 2462 County Rd. 27

Recommendation

Approve Zoning By-law Amendment Application ZBA-4-2022 to remove the Holding Symbol (h6) from the subject land, described as Part of Lot 1, Concession South of Middle Road, Rochester, designated as Parts 1 to 4 inclusive, on Plan 12R-29109; Lakeshore, being part of the Property Identifier Number 75023-0216(LT); and

Direct the Clerk to read By-law 93-2023 during the “Consideration of By-laws”, all as presented at the November 21, 2023 Council meeting.

Background

At the September 13, 2022 Regular Council meeting, the following motion was passed:

Defer Zoning By-law Amendment Application ZBA-4-2022 (Bylaw 75-2022) to remove the Holding Symbol 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.

This report is being brought forward to Council as the reason for deferral has now been satisfied.

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

The subject property is designated “Agricultural” and “Hamlet” in the Lakeshore Official Plan. In the Lakeshore Zoning By-law, the subject property is split zoned Agriculture (A) and Hamlet Residential (HR) holding symbol h6. Existing uses are the only uses permitted 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”.

Provisional consent (File: B/4/2022) was granted to sever three residential lots from the farm parcel. The consent will expire on September 16, 2024 if the conditions are not satisfied. 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). To meet the conditions of the provisional consent, the applicants have submitted a rezoning application to remove the holding symbol from the zoning affecting the severed lots. Removal of the holding symbol will allow each of the severed lots to be developed for the permitted uses under the Hamlet Residential (HR) zone once they are registered.

The Zoning By-law Amendment was originally brought forward to Council for consideration on August 9, 2022. It was clarified at that time that a new drainage outlet had to be created under the *Drainage Act* to properly accommodate drainage flows of the lots to be severed. This was explained to Council at their September 13, 2022 meeting and the zoning application was deferred for two years or earlier to allow a drainage outlet to be created. Community Planning now has confirmation from the Operations Department that required drainage works have been completed for the development.

Severed Lots	Lot Area – two lots each 0.381 acres, and 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 (PPS 2020)

Section 1.1.3.2 of the PPS states that “land use patterns within settlement areas shall be based on densities and a mix of land uses which: a) efficiently use land and resources; b) 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”. This is an infill development within a settlement area that utilizes existing municipal services (sanitary, water) and an existing municipal road for access. Drainage works were developed by the applicant to provide proper drainage services for the lots.

Section 1.6.6.2 of the PPS states that “municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services”. The development provides residential intensification in a settlement area where municipal services can be utilized. Confirmation of sufficient reserve sewage system capacity has been provided by the Operations Department.

County of Essex Official Plan

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. The Lakeshore Official Plan permits the proposed residential land use.

Infill development of this type is permitted in the County of Essex Official Plan. Section 3.2.5 g) ii) states that “Secondary Settlement Areas, or portions thereof, that generally contain or are planned for non-employment uses, are subject to the following additional policies: ii) New development will generally be limited to infilling, redevelopment on existing lots of records, and limited residential intensification”. This is an infill development that will provide residential intensification on an existing lot of record.

Lakeshore Official Plan

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”. Low density residential dwellings are a permitted land use within the Hamlet Designation.

Section 3.3.3 of the Official Plan states that Hamlet Areas may continue to experience limited growth through appropriate infilling and development of vacant lands. For Hamlet Areas serviced by full municipal services, all new development must be fully municipally serviced. The severed lots will be fully serviced, and the development represents appropriate infill of a Hamlet Area.

The subject property is located within the Essex Region Conservation Authority (ERCA) limit of regulated area. ERCA was circulated the holding symbol removal application for comment. Their office has no objection to the application. An approval from ERCA will be required prior to any construction/site alteration.

Section 8.3.2.1 of the Lakeshore Official Plan states that specific actions or requirements for the lifting of the holding provision will be set out in the Lakeshore Zoning By-law.

Zoning By-law

Development of the severed lots will occur entirely on lands zoned HR(h6). 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 servicing requirement for the Woodslee Hamlet Area under Section 7.0 of the Official Plan is municipal water and sewage services. The availability of municipal water and sewage services has been confirmed. Moreover, the applicant has completed the required drainage works to provide a proper drainage outlet for the lots. A draft severance consent agreement has been prepared requiring separate water connections, separate accesses, and other miscellaneous items. No additional studies were required under the provisional consent approval. It is now appropriate to remove the holding symbol from the zoning affecting the severed lots so that the registration of the severed lots can proceed.

Part 1 on the registered plan is a 50' by 50' daylight corner that will be transferred to the County of Essex. The severed lots meet the minimum frontage and area requirements for the HR zone.

Conclusion

Based on the foregoing, Administration recommends that Council approve ZBA-4-2022 (By-law 93-2023) as per the Recommendation section of the report.

Others Consulted

Notice of the deferred application returning to Council was given to the owner of the subject land and agencies as required under the provisions of the *Planning Act* and regulations for a by-law to remove a holding symbol. As of the writing of this report, no comments were received from the owner.

The County of Essex commented that the minimum setback for any proposed structures on this property must be 85 feet from the centre of the original ROW of County Road 27. Permits are necessary for any changes to existing structures, or the construction of new structures. No access will be permitted off County Rd 27. For the proposed lot abutting County Road 27, access will be required to be located on South Middle Road. Full comments in Appendix C.

ERCA stated that they had no objection to the application. They note that the property owner will be required to obtain an approval from ERCA prior to any construction or site alteration. Full comments in Appendix D.

The Drainage Division has confirmed that all required drainage works are complete. Operations has stated that sanitary connections will be required for the severed parcels with individual septic holding tanks required as part of the servicing for these lots. Full comments in Appendix E.

Financial Impacts

There are no budget impacts resulting from the recommendation.

Attachments

Appendix A – Key Plan

Appendix B – Reference Plan

Appendix C – County of Essex comments

Appendix D – ERCA comments

Appendix E – Operations comments

Report Approval Details

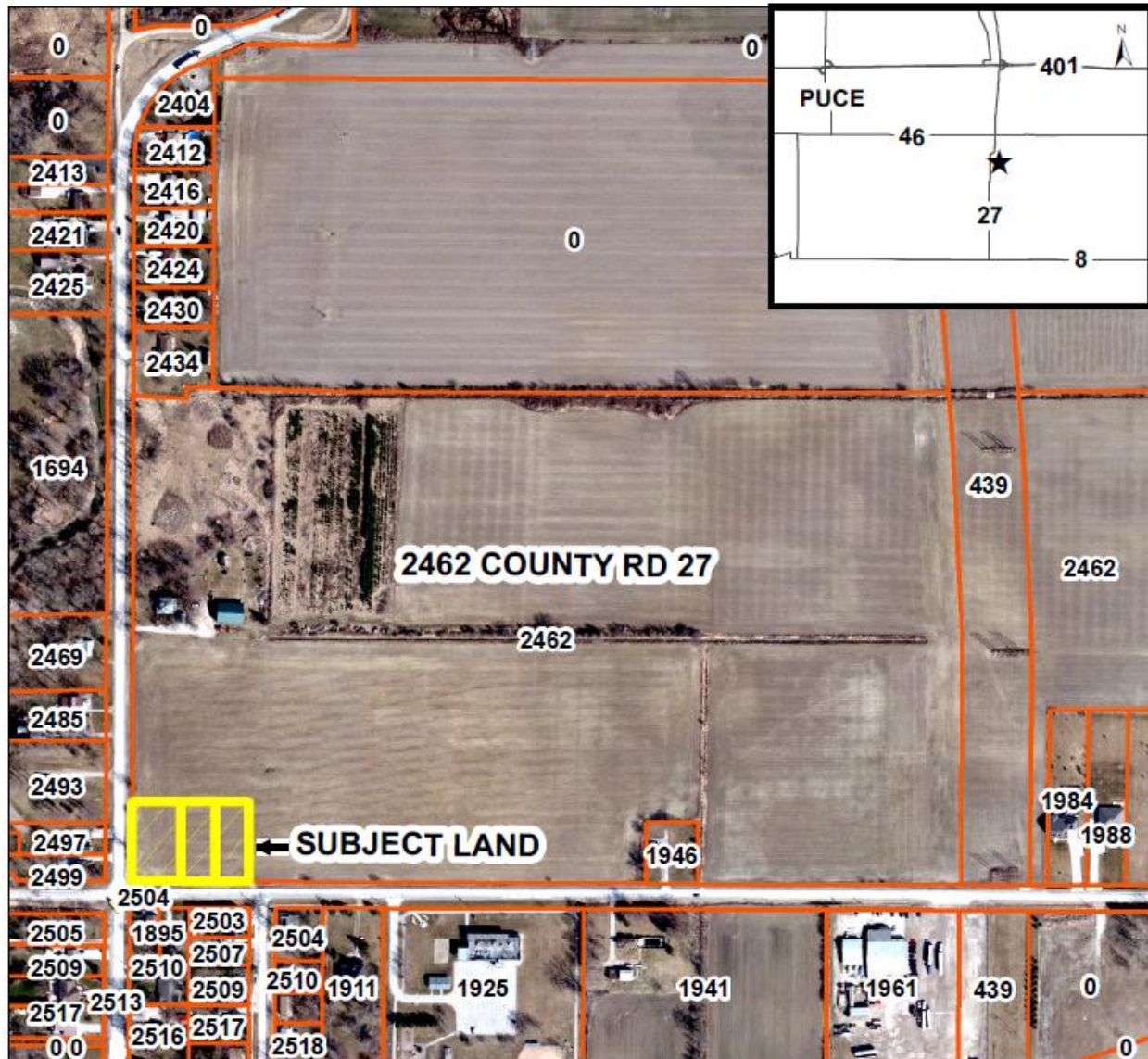
Document Title:	ZBA-4-2022 - H Removal - Deferred Item Revisited.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Key Plan.pdf- Appendix B - Reference Plan.pdf- Appendix C - County of Essex comments.pdf- Appendix D - ERCA comments.pdf- Appendix E - Operations comments.pdf
Final Approval Date:	Nov 14, 2023

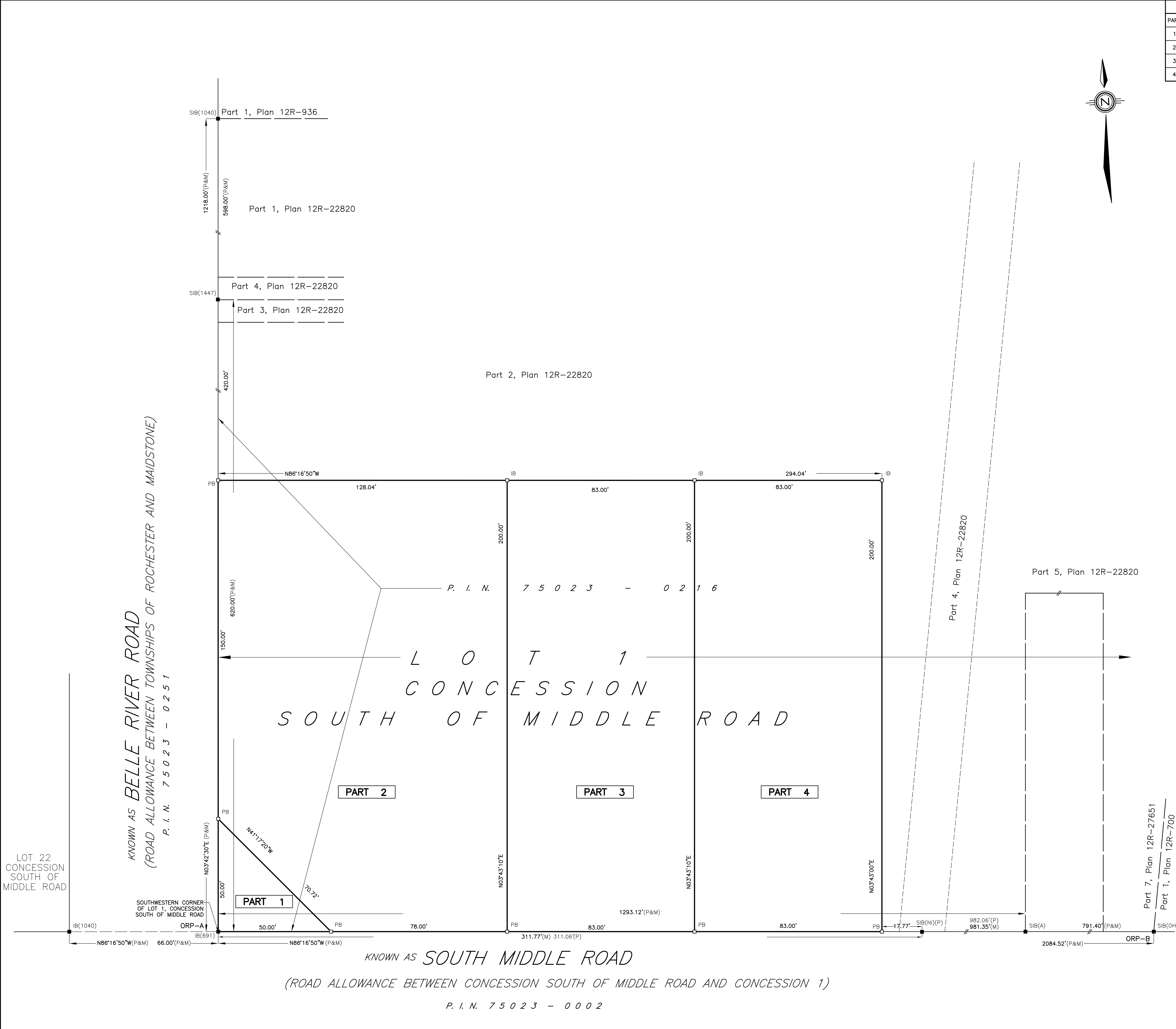
This report and all of its attachments were approved and signed as outlined below:

Prepared by Ian Search

Submitted by Sahar Jamshidi and Tammie Ryall

Approved by Justin Rousseau and Truper McBride





PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 1	CONCESSION SOUTH OF MIDDLE ROAD	PART OF 75023-0216	1250 Sq.Ft.
2				0.559 Ac.
3				0.381 Ac.
4				0.381 Ac.

PLAN 12R-29109

Received and deposited

August 5th, 2022

Tannaz Hemmati

Representative for the
Land Registrar for the
Land Titles Division of
Essex (No.12)

PLAN OF SURVEY
OF
PART OF LOT 1
CONCESSION
SOUTH OF MIDDLE ROAD
GEOGRAPHIC TOWNSHIP OF ROCHESTER
NOW IN THE
MUNICIPALITY OF LAKESHORE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=20'
0 10.0 20.0 40.0 60.0 100.0
FEET

THE INTENDED PLOT SIZE OF THIS PLAN IS 36" IN WIDTH BY 24" IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1"=20'

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN FEET AND CAN BE CONVERTED TO METRES BY
MULTIPLYING BY 0.3048

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT	ID	NORTHING	EASTING
ORP-A		15333731.40'	1174950.34'
ORP-B		15333596.26'	1177029.94'
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	01°09'10"

LEGEND AND NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY
REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999824

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB 16 DENOTES 16mm X 16mm X 0.61m IRON BAR
IB 19 DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
PB DENOTES PLASTIC BAR
PB DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS L DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED
ORP DENOTES OBSERVED REFERENCE POINT
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11(4) OF O.REG. 525/91.
(NI) DENOTES NOT IDENTIFIABLE
(P) DENOTES PLAN 12R-22820
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(691) DENOTES HOWARD B. HEAD, O.L.S.
(A) DENOTES C.G.R. ARMSTRONG, O.L.S.
(OH) DENOTES ONTARIO HYDRO, O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(1447) DENOTES R.G. HACKETT SURVEYING LTD., O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 20th DAY OF JUNE, 2022

DATE 2022-08-03
ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2195129

		VERHAEGEN LAND SURVEYORS A Division of J. D. Barnes Limited	
187 TALBOT ST E, LEAMINGTON, ON, N8H 1L8 T: (519) 322-2375 F: (519) 322-2675 www.jdbarnes.com			
DRAWN BY: SP	CHECKED BY: AM	REFERENCE NO.: 22-48-078-00B	
CAD Date: AUGUST 3rd, 2022		FILE NO.: E-ROCHESTER-SMR-1	
CAD File: 22-48-078-00b.dwg			



July 27, 2022

Mr. Ian Search
Municipality of Lakeshore
419 Notre Dame Street
Belle River, Ontario
N0R 1A0

Dear Mr. Search:

Re: COA Submission, ZBA-4-2022, Remove the H6 Holding Symbol

Please be advised that the County has reviewed the aforementioned application. Comments are engineering-related only, and the application has not been reviewed from a planning perspective. The subject lands have frontage on County Road 27. The Applicant will be required to comply with the following County Road regulation:

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The minimum setback for any proposed structures on this property must be 85 feet from the centre of the original ROW of County Road 27. Permits are necessary for any changes to existing structures, or the construction of new structures.

No access will be permitted off County Rd 27. Proposed lot fronting County Rd 27, access will be required to be located on South Middle Road.

We are requesting a copy of the Decision of the aforementioned application. Thank you for your assistance and cooperation in this matter.

Should you require further information, please contact the undersigned by email at kbalallo@countyofessex.ca or by phone at extension 1564.

Regards,

Kristoffer Balallo

519-776-6441
TTY 1-877-624-4832

360 Fairview Ave. W.
Essex, ON N8M 1Y6

countyofessex.ca



Engineering Technologist

☎ 519-776-6441
TTY 1-877-624-4832

📍 360 Fairview Ave. W.
Essex, ON N8M 1Y6

💻 countyofessex.ca



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

October 19, 2023

Ian Search

Corporation of the Municipality of Lakeshore
Development Services, Planning Division
419 Notre Dame Street
Belle River, ON N0R 1A0

Dear Mr. Ian Search:

RE: Notice of intention to remove holding zone symbol ZBA-4-2022 2462 COUNTY RD 27

ARN 375151000000600; PIN: 750230216

Applicant: FUERTH JOHN THOMAS

The Municipality of Lakeshore is proposing to remove the holding symbol (h6) from the subject lands.

Our office understands that the subject property is currently use for agriculture and is located at the northeast corner of County Rd 27 and South Middle Road, known municipally as 2462 County Road 27. It is split designated as "Hamlet" and "Agricultural" in the Lakeshore Official Plan and split zoned "Hamlet Residential" (HR) with a holding symbol (h6) suffixed to the zone. The holding symbol only permits existing uses on the subject property until such time as the holding symbol is removed. The condition for removal this removal 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."

Our office understands that on March 16, 2022 the owner received provisional consent (file B-4-2022) from the Lakeshore Committee of Adjustment to sever three (3) residential lots from the subject property (approx. 2523.24m², 1488.3m², and 1489.42m²). These lots to be severed are located at the southwest corner of the subject property with each lot having frontage on South Middle Road. The owner has submitted a Zoning By-law Amendment to remove the holding symbol (h6) from the zoning affecting the lots to be severed. Removal of the holding symbol is a condition of the owner's provisional consent approval. Uses permitted under the HR zone will be permitted on the lots to be severed following removal of the holding symbol, which includes a single detached dwelling. In accordance with the conditions of their approval, the owner has entered into a drain apportionment agreement and a severance consent agreement pending approval of the Zoning By-law Amendment.

The following is provided as a result of our review of ZBA-4-2022.

Mr. Ian Search
October 19, 2023

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Belle River. The property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

FINAL RECOMMENDATION

Our office has no objection to ZBA-4-2022. As noted above, the property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

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

Sincerely,



Alicia Good

Watershed Planner

/ag

Date: October 31, 2023
From: Engineering & Infrastructure Division
To: Ian Search, Planner 2
Re: ZBA-04-2022 – 2462 County Rd 27 - Amended
Municipality of Lakeshore

The request for comment was received from Lakeshore's Planning Division on October 17, 2023, and have outlined our comments below:

1. Drainage Division confirms that all required drainage works are complete.
2. An entrance permit is required for each separate lot for access off South Middle Road from the Municipality's Public Works Division.
3. A separate water connection and sanitary connection will be required for each severed parcel. This includes an individual septic holding tank for each severed parcel (including per dwelling unit) due to the sanitary forcemain along South Middle Road.



Marco Villella, P. Eng.
Division Leader – Engineering and Infrastructure

Municipality of Lakeshore – Report to Council

Operations

Engineering and Infrastructure



To: Mayor & Members of Council

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

Date: November 15, 2023

Subject: Patillo Road Industrial Development - Letter of Intent for Construction of Interim Works

Recommendation

Direct the Clerk to read By-law 99-2023, authorizing the Mayor and Clerk to enter into an agreement with 2869614 Ontario Inc. related to the Patillo Road Industrial Development - Letter of Intent for the Construction of Interim Works, as presented at the November 21, 2023 Council meeting.

Background

The Patillo Road Industrial Development is located on the west side of Patillo Road, north of Little Baseline Road. It is a proposed industrial development which consists of servicing 13 parcels as well as the construction of a municipal roadway (High Tech Drive) from Patillo Road, westerly, then northerly to ultimately connect to Little Baseline Road. Once complete, High Tech Drive will provide servicing and access to all 13 parcels.

The draft plan for the Patillo Road Industrial Development is also being presented to Council this evening.

The Patillo Road Industrial Development will require the construction of a stormwater management pond which will be located on the north side of Little Baseline Road at the corner of High Tech Drive (the new roadway). This pond will outlet to the Little Baseline Road Drain (a municipal drain), to the Leffler Drain (along the west side of Patillo Road), and ultimately to Lake St. Clair. The Stormwater Management Plan has been approved and detailed drawings for permanent servicing of these lands are currently under review. These drawings will go through Lakeshore's Consolidated Linear Infrastructure (CLI) review and approval process, prior to permanent construction taking place (in addition to the subdivision agreement being executed).

Any interim development of the lands (in advance of permanent servicing) requires that, at minimum, a stormwater management plan is in place, as these lands lay within the floodplain.

The CanArt parcel (which is adjacent to the subdivision) is dependent on the servicing of the Patillo Road Industrial Development. Since the CanArt site plan proposal is progressing now under tight timelines, this interim agreement is required to manage stormwater and obtain an ERCA permit to continue to proceed with any works on the CanArt site (which is currently underway through the issuance of conditional building permits). This is in advance of site plan approvals and/or permanent servicing being in place.

Based on the timing of the availability of the permanent servicing (anticipated June 2024), interim measures are required.

These interim works will be constructed immediately, while we proceed through the subdivision and site plan approval process for these lands. All relative agreements should be in place in early 2024. Once the relative agreements are in place, the permanent servicing works will commence.

The Patillo Road Industrial Development Project was tendered and awarded to Amico Infrastructures Inc. Contracts have been executed by both parties which include both the interim and permanent works. The interim works are expected to commence on November 22, 2023.

Comments

The agreement will stipulate that the Developer is required to provide securities in the amount of 100% of the permanent works, until such time as the subdivision agreement is in place.

The agreement (and securities) will provide Lakeshore with the ability to continue to construct the permanent works (with the securities) if there were to be any challenges/issues related to obtaining the subdivision approvals and/or the timing for the construction of the permanent works.

Others Consulted

2869614 Ontario Inc. (Developer) and Dillon Consulting Limited were consulted.

Financial Impacts

There are no financial impacts to Lakeshore related to this agreement.

Report Approval Details

Document Title:	Patillo Road Industrial Development - Letter of Intent, Interim Construction Works.docx
Attachments:	
Final Approval Date:	Nov 16, 2023

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

Prepared by Krystal Kalbol

Approved by Justin Rousseau and Truper McBride

Municipality of Lakeshore – Report to Council

Growth and Sustainability

Community Planning



To: Mayor & Members of Council

From: Sahar Jamshidi, RPP, MCIP, C.E.T.,
Division Leader – Community Planning

Date: November 14, 2023

Subject: S-A-03-2023 Draft Plan of Subdivision Application for Patillo Industrial Subdivision by 2869614 Ontario Inc.

Recommendation

Direct Administration to advise the County of Essex that the Municipality of Lakeshore supports the draft plan approval for Patillo Industrial Subdivision by 2869614 Ontario Inc. as described in the report presented at the November 21, 2023 Council Meeting.

Background

The subject site is currently vacant (agricultural use) and is located on the south side of Little Baseline Road, west of Patillo Road, north of the Canadian Pacific rail line. The County of Essex (Approval Authority) has received and deemed complete an application for a Draft Plan of Subdivision, File No. 37-T-23011. The subject property is designated Employment within Lakeshore's Official Plan, and zoned General Employment (M1) in Lakeshore's Zoning By-law 2-2012. The applicant has applied for Draft Plan of Subdivision Approval to permit 13 lots for industrial use and 1 Block for a storm water management facility. The new lots will have access from the proposed L-shaped right-of-way (to be named High Tech Drive), which will be dedicated as a public road (Attachment 1, Draft Plan of Subdivision).

As part of the Applicant's complete application for the proposed plan of subdivision to both the County of Essex and to the Municipality of Lakeshore, the following studies and reports in support of the proposal were submitted:

- Application form
- Draft plan
- Planning Justification Report, Patillo Road Industrial Subdivision, Dillon Consulting
- Patillo Road Functional Servicing Report, Servicing Drawings and Stormwater Management Report, Dillon Consulting

- Phase I Geo-Environmental Site Assessment (GSA), Soil & Materials Engineering Inc.
- Species At Risk Memo and PSW Memo, Dillon Consulting Ltd.
- Provincially Significant Wetland (PSW) Considerations Memo, Dillon Consulting Ltd.
- Stage 1-2 Archaeological Assessment, Timmins, Martelle Heritage Consultants

As a result of the changes imposed under Bill 23, public meetings pursuant to a draft plan of subdivision application are no longer a legislative requirement. The Municipality is still required to give notice of application to the public, as directed by the County of Essex (see Attachment 2). If the public has any questions or concerns regarding the proposed plan of subdivision, they are encouraged to contact the Manager of Planning at the County of Essex.

Comments

Provincial Policy Statement (PPS)

The proposed subdivision is located in an urban settlement area 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 1.3.1 – Employment - Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- Section 1.3.2.1, Employment – speaks to planning authorities providing for employment areas for current and future uses;
- Section 2.1 – Natural Heritage – requires that natural features and areas shall be protected for the long term. There are natural heritage features located nearby the subject property, and supporting documentation indicates that there is no negative impact on the natural heritage features (see discussion below).

As a result of the above, the proposed subdivision is consistent with the goals and policies contained within the PPS.

County Official Plan (COP)

The County of Essex Official Plan designates the subject lands as not only a settlement area, but also a Primary Settlement area within the County.

Therefore, the proposed subdivision conforms to the County of Essex Official Plan.

Lakeshore Official Plan (LOP)

The Lakeshore Official Plan designates the subject land as General Employment (M1). The proposed plan of subdivision conforms with this designation by proposing a 13-lots and 1-block for an industrial subdivision.

Provincially Significant Wetlands are identified in the Lakeshore Official Plan east of the subject land associated with the Patillo Road Marsh. At its nearest point, the southeast corner of the subject land is approximately 30 m from the western limit of the Patillo Road Marsh. As this distance represents an appropriate setback from the wetland, a two-lane road (Patillo Road) is present, and two road-side drains (Patillo Road Drain and Leffler Drain) are present, in the PSW Considerations Memo from Dillon Consulting Ltd., Dillon has concluded that the proposed industrial subdivision is not anticipated to negatively impact the Patillo Road Marsh

As such, the proposed subdivision conforms to the Lakeshore Official Plan.

Zoning By-law

The current zoning of the subject lands is General Employment (M1). Following the final approval from the County of Essex of the Draft Plan of Subdivision application, and completing the required servicing of the subdivision, the applicant is able to pursue Site Plan Applications for each lot within the industrial subdivision to facilitate future development on each parcel of land.

The proposed 13 lots meet the zoning regulations of the General Employment (M1) zone.

A corresponding Report to Council 'Patillo Road Industrial Development – Letter of Intent, Interim Construction Works' has been provided for approvals with respect to how servicing will be managed.

Others Consulted

The County of Essex will be providing the Municipality of Lakeshore with written comments from the external agencies such as Canadian Pacific Railway (CPR), Canada Post, utility companies, Essex Region Conservation Authority (ERCA), etc.

Municipality of Lakeshore will provide comments from various municipal divisions to the County of Essex prior to draft conditions being prepared by the County of Essex. 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.

Financial Impacts

Upon completion of the subdivision there will be development charges and building permit fees collected. As well as additional taxation, water, and wastewater revenue.

Attachments

Attachment 1 – Draft Plan of Subdivision

Attachment 2 – County of Essex letter of direction

Report Approval Details

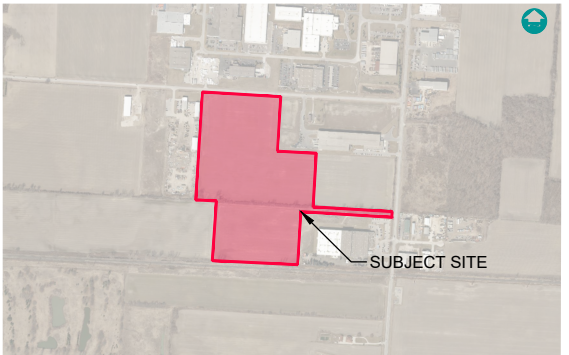
Document Title:	Patillo Road Industrial Subdivision - County File 37-T-23011.docx
Attachments:	- Attachment 1 Patillo Industrial draft plan of subdivision.pdf - Attachment 2, County of Essex letter 37-T-23011.pdf
Final Approval Date:	Nov 16, 2023

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

Prepared by Sahar Jamshidi

Submitted by Tammie Ryall

Approved by Justin Rousseau and Truper McBride



LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999854

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

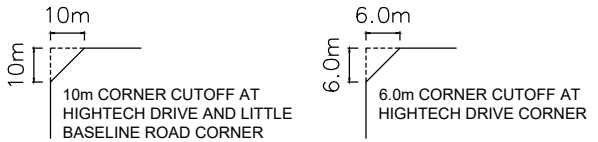
ALL MONUMENTS SHOWN THUSLY ☐ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SIB	DENOTES STANDARD IRON BAR	ORP	DENOTES OBSERVED REFERENCE POINT
SSIB	DENOTES SHORT STANDARD IRON BAR	(S/P)	DENOTES SET PROPORTIONALLY
IB	DENOTES IRON BAR	(P)	DENOTES PLAN 12R-20325
IB C	DENOTES ROUND IRON BAR	(1744)	DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
CC	DENOTES COUT-CROSS	(1341)	DENOTES RICHARD W. MURRAY, O.L.S.
CP	DENOTES STEEL PIN	(1201)	DENOTES CLARKE SURVEYORS INC., O.L.S.
PB	DENOTES PLASTIC BAR	(1194)	DENOTES JOHN B. SMEETON INC., O.L.S.
<input type="checkbox"/>	DENOTES SURVEY MONUMENT FOUND	T	DENOTES PERPENDICULAR
<input type="checkbox"/>	DENOTES SURVEY MONUMENT SET AND MARKED 1744		
WIT.	DENOTES WITNESS	(OU)	DENOTES ORIGIN UNKNOWN
(S)	DENOTES SET	(D)	DENOTES INST. No.
(M)	DENOTES MEASURED		

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
ORP-A	N15367191.19	E1145178.73
ORP-B	N15365029.61	E1148076.19
ORP-C	N15367191.19	E1145178.73
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP-A AND ORP-B IS N 53°16'30" E 3,615.45'
FOR BEARING COMPARISON, A ROTATION OF 1° 18' 30" CLOCKWISE WAS APPLIED TO (P) TO CONVERT TO
GRID BEARING.

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



<u>AREAS</u>	<u>LOT/BLOCK</u>	<u>AREA</u>	<u>% of Area</u>
INDUSTRIAL	LOTS 1 TO 13 (INCL.)	= 17.52 ha (43.30 acres)	82.10%
STORMWATER MANAGEMENT POND	BLOCK 14	= 1.85 ha (4.58 acres)	8.58%
RIGHT-OF-WAY		= 1.99 ha (4.91 acres)	9.32%
TOTAL AREA		= 21.36 ha (52.79 acres)	

November 9, 2023

VIA EMAIL ONLY

Municipality of Lakeshore
Attention: Ms. Brianna Coughlin
Legislative and Legal Services
419 Notre Dame St.
Belle River, ON, N0R 1A0

**Subject: Notice of an Application and
Request to Notify the Public and Public Bodies
Municipality: Municipality of Lakeshore
Location: PT of LTs 7 & 8, CON East of Pike Creek, Former Maidstone
Applicant: 2869614 Ontario Ltd. c/o Karl Tanner, Dillon Consulting
County of Essex File No.: 37-T-23011 – Patillo Road Industrial Subdivision**

Dear Ms. Coughlin:

Pursuant to Subsection 51(19.1) of the Planning Act, the County of Essex advises the Municipality of Lakeshore that the attached proposed draft plan of subdivision, County of Essex File No. 37-T-23011 has been deemed complete.

It is also requested that you give Notice of the Application in accordance with Subsection 51(19) of the Planning Act and Subsection 4 of Ontario Regulation 544/06 as amended by Regulation 298/19. The regulation provides that the approval authority may require the local municipality to provide public notice of the receipt of an application on its behalf.

Notice of the application shall be given to the public and identified agencies in accordance with Subsection 4 of Ontario Regulation 544/06. The public notice shall include the below information:

- (i) include a description of the proposed plan of subdivision;
- (ii) include a description of the subject land or a key map showing the location of the land proposed to be subdivided;
- (iv) indicate where and when additional information regarding the proposed plan of subdivision will be available to the public for inspection;
- (v) if applicable, a request that the notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents;

(vii) include the following statement:

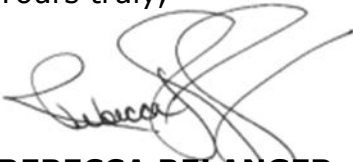
For more information about this matter, including the information about preserving your appeal rights, contact the Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON, N8M1Y6, or at rbelanger@countyofessex.ca, indicating the County of Essex file number.

Further, based on Subsection 51(22) Notice of the application should also advise that "any person or public body may make written submissions to the approval authority before the approval authority makes its decision under subsection (31) of the Act".

We would also request that this application be brought to an upcoming Council Meeting seeking a resolution of support and provide the same to the County, along with any requested conditions of approval as in Subsection 51(25) of the Planning Act.

Thank you for your assistance in this matter.

Yours truly,



REBECCA BELANGER, MCIP, RPP
Manager, Planning Services

c.c. Sahar Jamshidi

Karl Tanner

Municipality of Lakeshore – Report to Council

Community Health and Safety

Fire Services



To: Mayor & Members of Council
From: Don Williamson, Fire Chief
Date: October 11, 2023
Subject: 2023 Medical Tiered Response Agreement

Recommendation

Approve a revised Medical Tiered Response Agreement between the Municipality of Lakeshore and Essex-Windsor Emergency Medical Services and direct the Clerk to read By-law 98-2023 during the Consideration of By-laws, as presented at the November 21, 2023 Council meeting.

Background

Lakeshore Fire Department has formally been assisting regional Emergency Medical Services (EMS) since the late 1990s when the original Medical Tiered Response Agreement (MTRA) began. The MTRA has undergone various revisions over time with Council approvals in 2002, 2004, 2007, 2016 and finally in 2018.

The MTRA identifies when the Lakeshore Fire Department will be called to assist Essex-Windsor EMS. For consistency and ease of understanding at the ambulance dispatch center, most regional fire services work under the same triggering criteria except for the Municipality of Leamington and the City of Windsor.

Comments

Since the original MTRA document, changes in paramedicine equipment and protocols, document definitions and related wording require occasional review and modification. Essex-Windsor EMS typically takes the lead on this by bringing the document forward to the County Fire Chiefs to review and discuss potential changes.

The 2023 version attached has the latest updates which do not change the level of services provided, but gives modified definitions, cleaner language, and details out some sections that were not previously.

The Response Criteria Chart within the MTRA also connects to the level of medical training that the participating regional fire services personnel must have. Each year

Lakeshore Fire hosts the annual training for all the participating County fire department medical instructors. This train-the-trainer instruction is facilitated through the guidance of the regional medical director who oversees this program.

The following is a high-level summary of the changes in the 2023 MTRA:

- Fire department name change to say Municipality of Lakeshore
- Industrial Accident/Critical Injury and MVC were always in the document text but not in the Response Criteria Table. To assist the ambulance dispatcher, that wording is now within the table.
- EMS Code Black Status wording replaced the former “Limited Resources” descriptor, and the document wording references were changed to match.
- Critical Injury and Motor Vehicle Collision definitions have been simplified.
- Additional medical equipment was added to the list of approved replacements through EMS.
- General simplification of language throughout the document

Others Consulted

Ryan Lemay – Deputy Chief, Operations – Essex Windsor EMS

Essex County Fire Chiefs

Financial Impacts

There are no financial impacts from this report.

Attachments

Medical Tiered Response Agreement – Lakeshore – 2023

Report Approval Details

Document Title:	2023 Medical Tiered Response Agreement.docx
Attachments:	- Medical Tiered Response Agreement – Lakeshore – 2023.pdf
Final Approval Date:	Nov 15, 2023

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

Prepared by Don Williamson

Submitted by Frank Jeney

Approved by Justin Rousseau and Truper McBride

MEDICAL TIERED RESPONSE AGREEMENT

BETWEEN:

Essex Windsor EMS

(EWEMS)

-and-

(Fire Services)

The following agreement defines the criteria for EWEMS to initiate a Medical Tiered Response request for Fire Services. It is understood that the Windsor Central Ambulance Communications Centre (CACC) is the communication link between EWEMS and local Fire Services. CACC is responsible for all Medical Tiered Response communication between the agencies.

























































It is assumed that Fire Services will be tiered to calls in which their assistance is required as part of their responsibilities identified in the Fire Protection and Prevention Act, 1997 and any other applicable provincial and municipal legislation.

The Medical Tiered Response Agreement is a separate document that encompasses the following Emergency Call Types, Response Criteria Table and associated definitions;

Emergency Call Types

- a) Multi-Casualty Incidents
- b) Industrial Accidents
- c) Entrapment, Extrication and other Rescues
- d) Motor Vehicle Collision requiring EWEMS

Response Criteria Table

Fire Service	Cardiac Respiratory Arrest	Airway Obstruction	Unconscious Unresponsive	Industrial Accident/ Critical Injury	MVC	EMS Code Black Status	When requested by Paramedics
Windsor							
Lakeshore							
LaSalle							
Amherstburg							
Essex							
Kingsville							
Tecumseh							
Leamington							

Fire Services include:

- City of Windsor
- Municipality of Lakeshore
- Town of LaSalle
- Town of Amherstburg
- Town of Essex
- Town of Kingsville
- Municipality of Leamington
- Town of Tecumseh

1. Industrial Accident with Critical Injury

An injury at an industrial or construction setting that meets what is defined or perceived as a *critical injury* or involves entrapment.

*** Ford Canada, accessed from Henry Ford Boulevard is not included in Windsor Fire & Rescue Response area. Ford Security must be contacted.*

Critical Injury places life or limb in jeopardy including, but not limited to:

- Possibility of substantial loss of blood or
- Amputation of leg, arm, hand or foot,
- Consists of burns to major portion of body
- Unconscious
- Involves a fracture of a leg, arm, hand or foot, but not a finger or toe
- Causes the loss of sight in an eye

2. Motor Vehicle Collision (MVC)

Code 4 EMS response for an MVC where it is known to have:

- Air bag deployment, or
- Entrapment of occupants where extrication or stabilization of the scene or vehicle is required, or
- Hazards including but not limited to, electrical wires down, vehicle fluids leaking, natural gas leaks, and ice or water rescue

3. Cardiac/ Respiratory Arrest

Cardiac Arrest is the sudden, unexpected loss of heart function (pulse rate), breathing (respiratory rate) and consciousness (awareness of self and surroundings). Respiratory Arrest is the sudden, unexpected loss of breathing (respiratory rate) and consciousness (awareness of self and surroundings) but will still have a palpable pulse rate.

4. Airway Obstruction

Is the partial or complete blockage of the breathing passages to the lungs. Without intervention, will lead to Cardiac/Respiratory Arrest.

5. Unconscious Unresponsive

Is the lack of ability to notice or respond to verbal/painful stimuli in the environment. Without intervention, may lead to Cardiac/Respiratory

Arrest.

6. EMS Code Black Status (Limited EMS Resources)

Normal EMS Resource deployment is considered balanced emergency coverage. This is when a minimum of eleven (11) ambulances are strategically located in the eleven (11) mainland ambulance stations located throughout the region. When resources are depleted less than eleven (11), balanced emergency coverage is compromised. At this point resources are deployed in a strategic manner to maintain adequate coverage for the region.

The three statuses of balanced emergency coverage are noted below.

Code Status Yellow occurs when the number of available ambulances is greater than or equal to four (4) and up to or equal to ten (10) throughout the mainland service area. (No code status based tiering required.)

Code Status Red occurs when the number of available ambulances is greater than zero (0) but less than or equal to three (3) throughout the mainland service area. (No code status based tiering required.)

Code Status Black occurs when the number of available ambulances is zero (0) or less throughout the mainland service area. "Or less" indicates that emergency (life or limb) responses are being delayed greater than 15 minutes. (Fire services will be tiered for emergency responses (life or limb) when the expected arrival of an EMS resource is greater than 15 minutes.)

7. When Requested by On-Scene Paramedics

When an EMS resource is on scene and requires the assistance of the Fire Services for the following, but not limited to:

- Lift assistance that overwhelms the resources of the EMS Crew, or
- Extrication for a scene that requires the expertise and resources of the Fire Services, or
- Access and egress to the scene utilizing the staff and resources of the Fire Services, or
- MVC that is not identified upon receipt of response, or
- Hazardous scene, or

- Multi-casualty incident that overwhelms the resources of the EMS

8. Exceptions

Fire Services shall not be tiered for medical response when the following apply:

- When CACC is made aware by the caller that the patient is to have a Do Not Resuscitate Validity Form, or
- The response is to a Long-Term Care facility or Health Care facility where the staff are able to provide the same level of service or higher than as the responding Fire Service. Please refer to Schedule A.

NOTE: Schedule A is a list of organizations and location which Fire Services should not be tiered for a Medical Assist. Schedule A is compiled from the Erie St. Clair LHIN. The schedule, although comprehensive, may not be reflective of the entire list of organizations. This list may be amended, expanded or reduced upon review of the status of ESCLHIN data set.

As a basic rule, Fire Services should not be tiered for a Medical Assist to:

- Doctor Offices
- Dentist Offices
- Family Health Teams
- Nurse Practitioner Led Offices
- Hospitals
- Hospice
- Community Health Centres
- Safe Injection Site(s)

9. Disclosure

This agreement recognizes that Fire Services may not be able to respond when occupied with a fire or for any other reason as determined by the senior on-duty fire officer. Further, Fire Service response is based upon circumstances and resources available at the time of the occurrence. This Medical Tiered Response Agreement will be maintained, reviewed, and revised as required by the agencies involved.

Windsor CACC will not be held responsible for any associated financial cost with the application or interpretation of this

agreement.

10. Tiered Medical Response Fire Service Grant

As per the Essex County Council Report 2007-R0005-LA-07-18-BB (attached), Fire Service Annual Grant, Essex Windsor EMS will grant the following Fire Services One Thousand dollars (\$1,000) per defibrillator annually:

- City of Windsor
- Town of Tecumseh
- Town of LaSalle
- Municipality of Lakeshore
- Town of Amherstburg
- Town of Essex
- Town of Kingsville

The grant funding is intended for the ongoing preventative maintenance programs of each defibrillator, replacement of defibrillators, ongoing supplies, and associated training. At the commencement of each calendar year, each Fire service must submit an inventory list of Tiered Response Defibrillator to determine eligibility for the grant funding.

11. Expendable Medical Equipment/Supplies

Essex Windsor EMS will supply expendable medical supplies used by the Fire Service partners at medical response incidents. Such items include:

- Medical oxygen cylinders
- Defibrillator Pads (if the identical type of defibrillator pad is utilized by the Fire Service as EWEMS uses)
- Oxygen Masks
- Bag Valve Masks
- Hepa Filters
- Oropharyngeal airways
- Burn gel dressings
- Suction canisters

Defibrillator pads will continue to be replaced under the current agreement until such time EWEMS transitions to the Zoll products (Jan 1st). In the event the Fire services decide to change defibs to Zoll then EWEMS would continue with the current agreement. Following the change over to Zoll those departments remaining with LP1000's would be required to purchase their own pads.

Replacement of supplies will occur upon receipt of CACC Medical Run Number, or if the item is due to expire within six (6) months. Any items that have expired, are the responsibility of the Fire Service to replace.

When supplies are required, Fire Services are to contact the Equipment Maintenance Supervisor with the required information including Run Numbers. No supplies will be requested or removed from in-service EMS resources while on scene of a response.

If expendable supplies are scheduled to expire, EWEMS will exchange such equipment no later than six (6) months prior to the expiry date. Any items expiring within six (6) months or have expired, are the responsibility of the Fire Service to replace.

EWEMS will share vendors' lists and pricing to ensure the Fire Services experience the same pricing template as EWEMS.

12. Defibrillators

It is understood that the Fire Service defibrillators are the property of the individual Fire Services. Replacement or enhancement of defibrillators is also the responsibility of each Fire Service. EWEMS will provide guidance and consultation on the selection of any defibrillators to ensure compatibility and compliance, with both EMS and Public Access Defibrillation (PAD).

EWEMS will ensure Fire Services are aware of any future EWEMS replacement plans or decisions to ensure compatibility and compliance and to ensure any replacement is fiscally responsible to all parties.

13. Defibrillator Preventative Inspection Program (PIP)

EWEMS will provide the contact information for any contracts related to the EWEMS defibrillators to have the defibrillators inspected by the manufacturer biometrics department. It is the responsibility of the Fire Department to have a Preventative Inspection Program (PIP) with the appropriate manufacturer. Reports shall be available to be presented to EWEMS on an annual basis if requested.

Ongoing maintenance and damage repair are the responsibility of the Fire Service.

Continuing Quality Assurance (CQI)

1. Training

The local medical director, in collaboration with EWEMS and Fire Services will review the current International Liaison Committee On Resuscitation (ILCOR) guidelines, the current MOH<C Standards of Practice in Resuscitation, the Ontario Base Hospital Group (OBHG) protocols, and the direction of the Provincial Medical Advisory Committee (MAC) to determine the current and future best practice in developing a robust, comprehensive and consistent resuscitation training curriculum to be delivered to the respective fire services.

The intent is to deliver comprehensive, seamless and consistent resuscitation to the residents and visitors of Windsor and Essex County.

The local medical director and Fire Services agree to train the trainers to allow for the local Fire Services to schedule, maintain and review the training provided. The local medical director has oversight of all training being delivered to the local Fire Services.

EWEMS agrees to share any resources or equipment to support the ongoing annual training.

Training shall be completed annually and be comprised of:

- CPR
- AED Operation
- Review of current ILCOR and Provincial Protocols
- Review of local Protocols and equipment

Costs associated for all training is the responsibility of the individual Fire Service.

2. Call Response Audit

Upon completion of any Medical Assist Response (MAR), the Fire service shall, as soon as operationally feasible:

- Complete a MAR form and submit to EWEMS
- Download the applicable AED data and send to EWEMS, if available
- If download is not available, Professional Standards Division will attempt to arrange for a defibrillator loaner while the download

process is complete

- Submit for any expendable supply replacement to EWEMS

Upon receipt of the above, EWEMS will, as soon as operationally feasible:

- Review the MAR form and attach to the corresponding ePCR
- Review the AED download and attach to the corresponding ePCR
- Review the AED download and complete a CPR Process report and submit to the applicable Fire Service
- Review and complete a restocking of the resupply order and notify the applicable Fire Service.

This agreement shall remain in force until any party provides written notification of their intent to change or discontinue the practices herein referenced. This Agreement shall be reviewed by all parties at the request of any participating agency.

Signed on this _____ day of _____ 2023

Chief, Essex Windsor EMS
Justin Lammers

Mayor, Municipality of Lakeshore
Tracey Bailey

Municipality of Lakeshore – Report to Council

Community Health and Safety

Fire Services



To: Mayor & Members of Council
From: Don Williamson, Fire Chief
Date: October 19, 2023
Subject: 2024 Fire Department Defibrillator Lifecycle Replacement

Recommendation

Approve the lifecycle replacement of 5 fire department defibrillators and associated equipment funded through the County of Essex annual grant program and direct the Clerk to read By-law 97-2023 during the Consideration of By-laws, all as presented at the November 21, 2023 Council meeting.

Background

Lakeshore Fire Department has formally been assisting regional Emergency Medical Services (EMS) services since the late 1990s when the original Medical Tiered Response Agreement (MTRA) began. One key piece of equipment in that program is the defibrillator. Lakeshore Fire Department has five (5) front line defibrillators, one on the lead vehicle in each fire station. The defibrillators and associated equipment are purchased through an annual grant provided by the County of Essex through Essex-Windsor EMS. That program provides each participating municipality with \$1000 per defibrillator per year or in Lakeshore's case \$5000 each year. That annual grant fund is put into fire department reserves and accumulated to cover future lifecycle replacement costs.

The County of Essex determines the lifecycle frequency (typically 5 years) of their defibrillator equipment (which is a more complicated version of the fire department defib). Their new replacement product selection (based on user needs, paramedic feedback, and pricing) is not compatible with the make and model we currently use.

Comments

Each defibrillator manufacturer has their own unique set of chest pads/electrodes and connecting leads, training simulators, and carrying cases. The key piece here is the ability to unplug chest pad/electrodes from the fire department defib and plug them directly into the EMS defib so life saving measures have minimal interruption. If two different makes of defibs are used, fire department chest pads/electrodes must be

removed from the customer so EMS chest pads with proper connecting leads for their defib can be attached.

The proposed 2024 Q1 timeframe lifecycle replacement equipment for Lakeshore Fire Department includes:

Quantity	Description	
5	Defibrillators	\$15,500
5	Defib Carry Cases	\$1,000
16	Electrodes	\$1,000
2	Training Simulators	\$2,000
5	Defib Trade In	-\$1,000
		\$18,500

Note: Pricing does not include taxes

Others Consulted

Essex Windsor EMS

ZOLL Medical Canada

Financial Impacts

The lifecycle funding for this project will be sourced from the Fire Fleet & Equipment Reserves where the County of Essex annual grant funding resides. Over the past 5-year period Lakeshore has received \$25,000 in grant funding that will be used towards this purchase.

Report Approval Details

Document Title:	2024 Fire Department Defibrillator Lifecycle Replacement.docx
Attachments:	
Final Approval Date:	Nov 15, 2023

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

Prepared by Don Williamson

Submitted by Frank Jeney

Approved by Justin Rousseau and Truper McBride

Notice of Motion submitted by Councillor Kerr regarding Backup Generators for Pump Stations

That Administration do an assessment and bring back a report to Council of which pump stations would benefit from having a backup generator.

Notice of Motion submitted by Councillor Kerr regarding 2024 Budget

For the 2024 Lakeshore Budget and all future Budget deliberations, that new positions and renamed positions not be embedded in the report. That new positions and renamed positions will be separate and introduced at the end of deliberations and that each new/renamed position come with an independent report. Included in the report shall be, wage and benefit package, entry grid grade level and any other monetary items such vehicle or milage allowance, computer, desk, cell phone, etc. that will be needed to perform the duties. The report shall include current Lakeshore positions that will be receiving new titles through, transforming, modernize citizen-centered service, restructuring, centralizing, relocation, transitioning, or other similar actions that will or is expected to include a higher wage or grade improvement from the new title with or without further responsibilities.

Municipality of Lakeshore

By-law 75-2023

Being a By-law for the Sylvestre Drain (Creation of a New Municipal Drain)

Whereas pursuant to Section 4 of the *Drainage Act*, R.S.O. 1990, c.D.17, Council may pass by-laws to create new municipal drains, in accordance with the report of an engineer appointed by the Municipality;

And whereas the Municipality of Lakeshore has procured a report under Section 4 of the *Drainage Act* for the creation of the Sylvestre Drain;

And whereas the report dated August 28, 2023 has been authored by N.J. Peralta and the attached report forms part of this by-law;

And whereas the estimated total cost of the drainage work is \$168,410.00;

And whereas there are no costs to be contributed by the Municipality of Lakeshore for the drainage works;

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

1. The report attached as Schedule "A" to this by-law is adopted and the drainage works is authorized and shall be completed as specified in the report.
2. The Municipality of Lakeshore may borrow on the credit of the Municipality the amount of \$168,410.00, being the amount necessary for the creation of the drainage works.
3. The Municipality of Lakeshore may issue debentures for the amount borrowed less the total amount of:
 - a. grants received under section 85 of the *Drainage Act*;
 - b. monies paid as allowances;
 - c. commuted payments made in respect of lands and roads assessed with the municipality;
 - d. money paid under subsection 61(3) of the *Drainage Act*; and
 - e. money assessed in and payable by another municipality.
4. Such debentures shall be made payable within 10 years from the date of the debentures and shall bear interest at a rate not higher than 2% more than the municipal lending rates as posted by Infrastructure Ontario on the date of sale of such debentures.

- a. A special equal annual rate sufficient to redeem the principal and interest on the debenture(s) shall be levied upon the lands and roads as shown in the schedule and shall be collected in the same manner and at the same as other taxes are collected in each year for 10 years after the passing of this by-law.
- b. For paying the amount being the amount assessed upon the lands and roads belonging to or controlled by the municipality a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the of in each year for years after the passing of this by-law to be collected in the same manner and at the same time as other taxes collected.
- c. All assessments of \$1,500.00 or less are payable in the first year in which the assessments are imposed.

5. This by-law shall be known as the “Sylvestre Drain By-law”.

6. This By-law comes into force and effect upon passage.

Read a first and second time, and provisionally adopted, in open session on September 26, 2023.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

Read a final time and passed in open session on November 21, 2023.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

Municipality of Lakeshore

By-law 88-2023

Being a By-law to Authorize an Interim Tax Levy Prior to the Adoption of the Estimates for the Year 2024

Whereas pursuant to subsection 317(1) of the *Municipal Act, 2001*, a local municipality, before the adoption of the estimates for the year subsequent, may pass a by-law levying amounts on the assessment of property in the local municipality rateable for local municipality purposes;

And whereas a by-law under subsection 317(2) shall be passed in the year that the amounts are to be levied or may be passed in November or December of the previous year if it provides that it does not come into force until a specified day in the following year;

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

1. The Treasurer of the Municipality of Lakeshore is authorized to levy in 2024 on the whole of the assessment for taxable property according to the last revised assessment roll.
2. The tax levied on real property pursuant to section 1 shall be described as the "Interim Levy" and is payable as follows:
 - (a) For an Interim Levy of up to \$200.00, the Interim Levy shall be payable in a single installment on or before February 29, 2024; or
 - (b) For an Interim Levy in excess of \$200.00, the Interim Levy shall be payable in two installments and payable on or before:
 - i) February 29, 2024 for the first installment; and
 - ii) April 30, 2024 for the second installment.
3. The Treasurer is authorized to adjust the Interim Levy of any property at the request of the property owner if the taxes imposed by this by-law significantly exceed 50% of the taxes paid by the property in 2023 adjusted to annualize any assessment changes which were incurred during 2023. No adjustment made shall reduce the 2024 Interim Levy to below 50% of the 2023 adjusted tax amount. No adjustment will be made after the final 2024 taxes for the property have been calculated.
4. Taxes may be levied in accordance with the provisions of this By-law on the assessment of property that is added to the assessment roll after this By-law is passed.
5. The Treasurer shall add to the amount of all taxes due and unpaid and levied under the authority of this By-law a penalty charge equal to 1.25 percent of such amount and the penalty charge shall be added on the first day following the due date.
6. The Treasurer shall add to the amount of all taxes due and unpaid and levied under the authority of this By-law a late payment charge equal to 1.25 percent of such amount and the late payment charge shall be added on the first day of each month thereafter in which default continues.
7. The Treasurer is authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such a part payment provided that acceptance of any such part payment shall not affect the collection of any

percentage charge imposed and collectable in respect of non-payment of the taxes or any installment thereof.

- 8. The Treasurer is authorized and directed to mail or provide details of taxes due to the address of the property of the person taxed or the company responsible for payment.
- 9. Failure to receive a Tax Notice does not exempt the property owner from penalty and late payment charges as outlined in 5 and 6 above.
- 10. This by-law shall come into force on January 1, 2024.

Read and passed in an open session on November 21, 2023.

**Mayor
Tracy Bailey**

**Clerk
Brianna Coughlin**

Municipality of Lakeshore

By-law 90-2023

Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-11-2023)

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 expedient and in the best interest of proper 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 69 to By-law 2-2012 is amended by changing the zoning classification of the remnant farm parcel resulting from a severance at 3776 Comber Sideroad, legally described as Part of lots 7 and 8 Concession 3, Tilbury; designated as Parts 1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 13 and 14, Plan 12R27973; subject to an easement over Parts 1, 2 and 3, Plan 12R27973 as in R628274; subject to an easement over Parts 2, 6, 10 and 13, Plan 12R27973 as in TN8528; subject to an easement over Parts 9, 10 and 11, Plan 12R27973 as in R590916; subject to an easement as in CE435333; subject to an easement as in CE510888; Town of Lakeshore; which is shown for reference only on Schedule "A" to this by-law, to rezone the remnant farmland to Agriculture Zone Exception 114 (A-114).
2. Section 9.20, Agriculture (A) Zone Exceptions is amended by adding Subsection 9.20.114 to immediately follow Subsection 9.20.113 and to read as follows:

"9.20.114 Agriculture Zone Exception 114 (A-114) as shown on Map 69, Schedule "A" of this By-law.

 - a) Permitted Uses: Notwithstanding Section 7, Table 7.1 or any other provision of this by-law to the contrary, a single unit dwelling shall be prohibited. All other uses are permitted.
 - b) Permitted Buildings and Structures: Notwithstanding Section 7 or any other provisions of this by-law to the contrary, a single unit dwelling shall be prohibited. Buildings and structures for the permitted uses are permitted.

c) Zone Regulations: Notwithstanding Section 8.9 of this By-law to the contrary, the Minimum Lot Area shall be 18.8 hectares.”

3. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

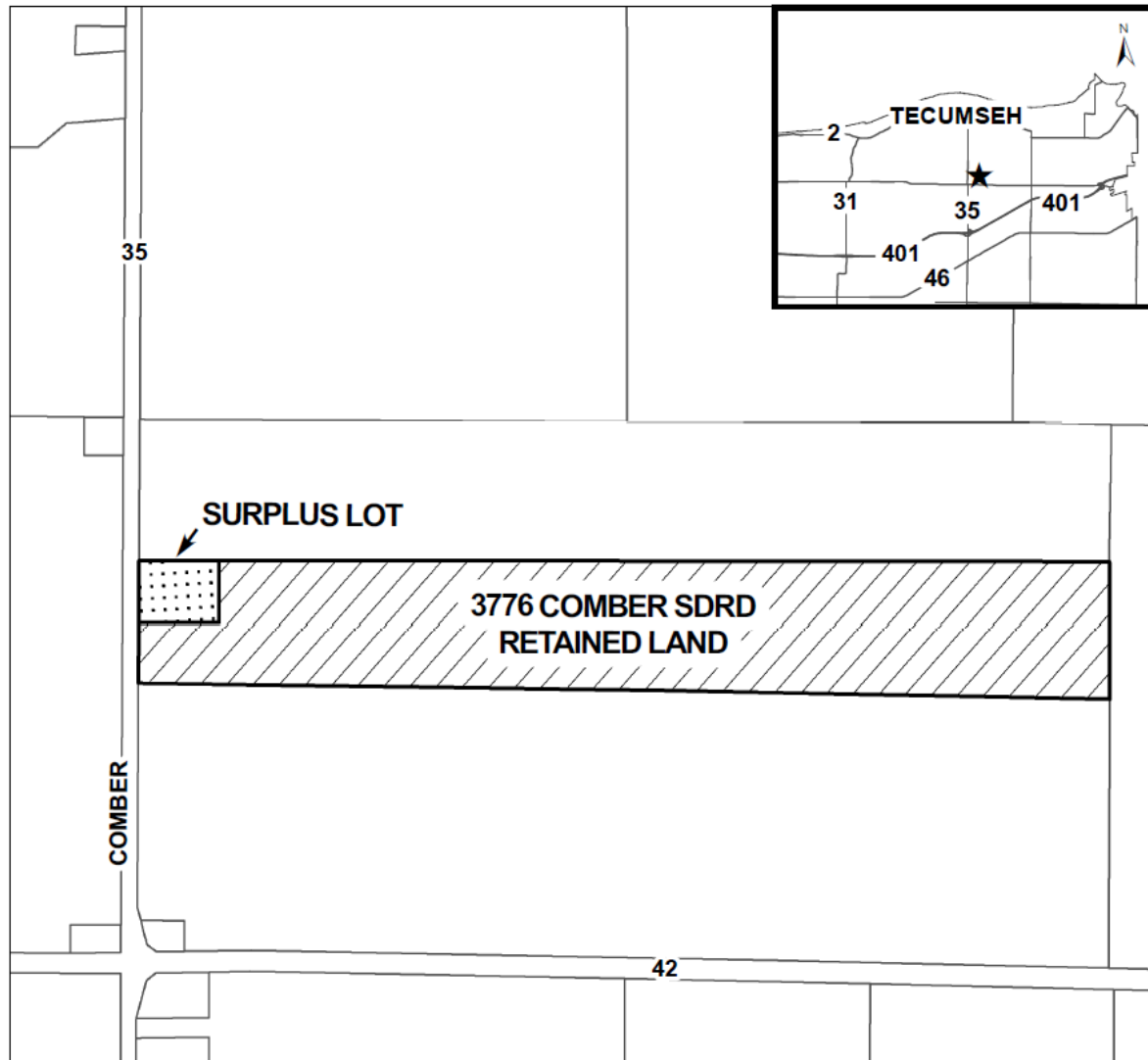
Read and passed in open session on November 21, 2023.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

**Schedule “A”
to By-law 90-2023**

Part of lots 7 and 8 Concession 3, Tilbury; designated as Parts 1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 13 and 14, Plan 12R27973; subject to an easement over Parts 1, 2 and 3, Plan 12R27973 as in R628274; subject to an easement over Parts 2, 6, 10 and 13, Plan 12R27973 as in TN8528; subject to an easement over Parts 9, 10 and 11, Plan 12R27973 as in R590916; subject to an easement as in CE435333; subject to an easement as in CE510888; Town of Lakeshore



Amend from “Agriculture (A)” to “Agriculture Zone Exception 114 (A-114)”.

Municipality of Lakeshore

By-law 93-2023

Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-4-2022)

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 the Council of the Municipality of Lakeshore deems it in the interest of good planning to 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 42 of By-law 2-2012, is amended by removing the Holding Symbol (h) on lands known as Part of Lot 1, Concession South of Middle Road, Rochester, designated as Parts 1 to 4 inclusive, on Plan 12R-29109; Lakeshore, being part of the Property Identifier Number 75023-0216(LT), which is shown for reference only on Schedule "A" to this by-law, to amend the designation from "Hamlet Residential HR(h6)" to "Hamlet Residential (HR)".
2. This by-law shall come into force in accordance with sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P. 13.

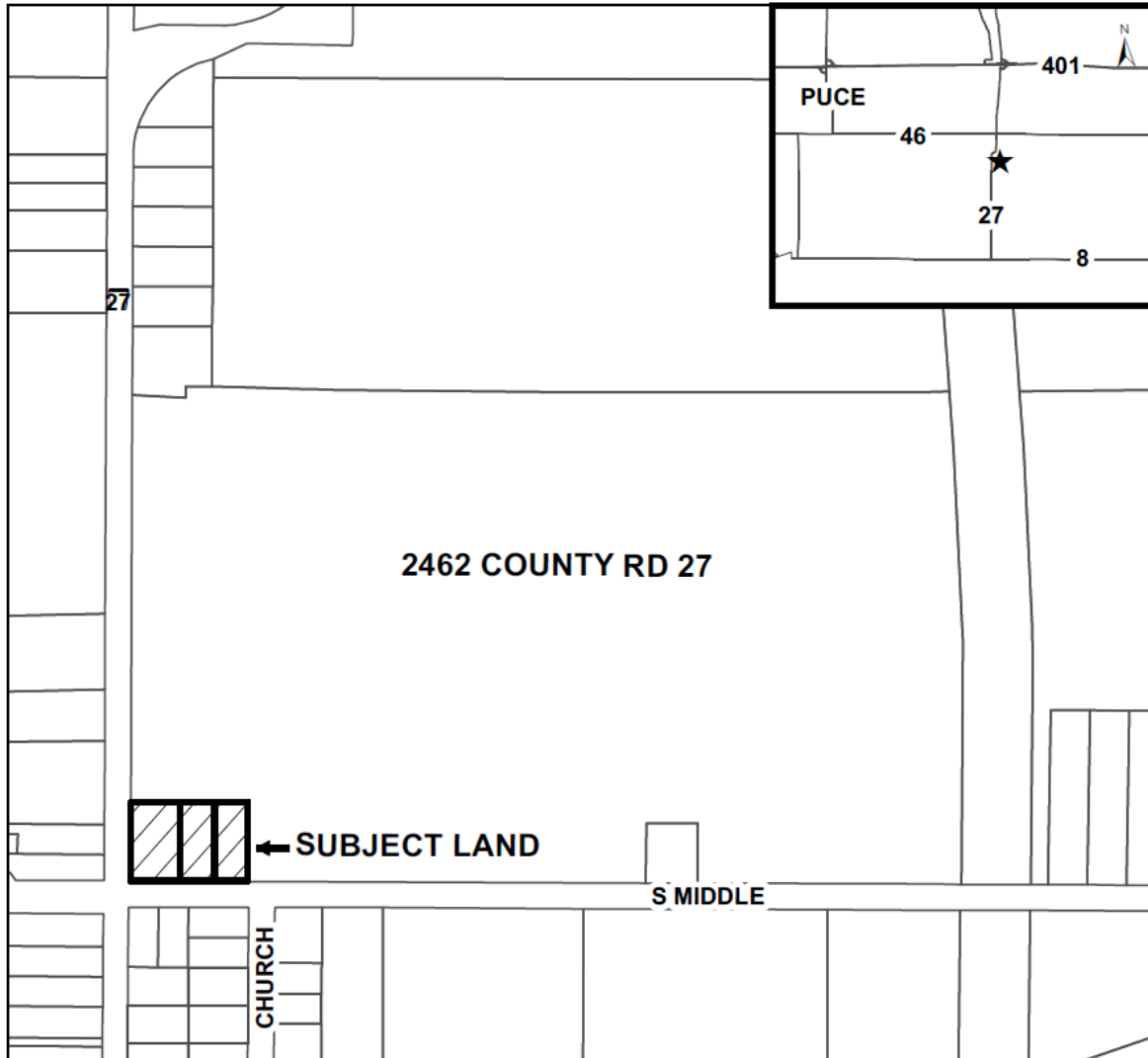
Read and passed in open session on November 21, 2023.


**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

**Schedule “A”
to By-law 93-2023**

Part of Lot 1, Concession South of Middle Road, Rochester, designated as Parts 1 to 4 inclusive, on Plan 12R-29109; Lakeshore, being part of the Property Identifier Number 75023-0216(LT)



 Amend from “Hamlet Residential HR (h6)” to “Hamlet Residential (HR)”.

RATING BY-LAW

Tile Drainage Act, R.S.O. 1990, c. T.8, s.8

THE CORPORATION OF THE
Municipality of Lakeshore

BY-LAW NUMBER 94-2023

A by-law imposing special annual drainage rates upon land in
respect of which money is borrowed under the *Tile Drainage Act*.

WHEREAS owners of land in the municipality have applied to the council under the *Tile Drainage Act* for loans for the purpose of constructing subsurface drainage works on such land;

AND WHEREAS the council has, upon their application, lent the owners the total sum of
\$31,100.00 to be repaid with interest by means of rates hereinafter imposed;

The council, pursuant to the *Tile Drainage Act*, enacts as follows:

1. That annual rates as set out in the Schedule 'A' attached hereto are hereby imposed upon such land as described for a period of ten years, such rates shall have priority lien status, and shall be levied and collected in the same manner as taxes.

First Reading 2023-Nov-21
yyyy/mm/dd

Second Reading 2023-Nov-21
yyyy/mm/dd

Provisionally adopted this 21 day of November, 2023

Tracey Bailey

Name of Head of Council

Signature

Brianna Coughlin

Name of Clerk

Signature

Third Reading 2023-Nov-21

Enacted this 21 day of November, 2023

Tracey Bailey

Name of Head of Council

Signature

Corporate Seal

Brianna Coughlin

Name of Clerk

Signature

I, Brianna Coughlin, clerk of the Corporation of the Municipality
of Lakeshore certify that the above by-law was
duly passed by the council of the Corporation and is a true copy thereof.

Corporate Seal

Brianna Coughlin

Name of Clerk

Signature

Property Owner Information*					Description of Land Parcel to Which the Repayment Charge Will be Levied					Proposed date of loan (YYYY-MM-DD)	Sum to be loaned \$	Annual rate to be imposed \$
Kevin Patrick Shanahan		0		0	Lot: 6	Con: NMR			2023-Dec-01	\$ 31,100.00	\$ 4,225.49	
-		-										
416 County Road 46			Maldstone	ONT	Roll #: 3751	120	000	00980				
0		0	0	Lot:	Con:							
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Municipality of Lakeshore

By-law 96-2023

Being a By-law to Authorize an Agreement with Enterprise Fleet Management Inc.

Whereas section 11(2)7 of the *Municipal Act, 2001*, S.O. 2001, c. 25, authorizes a municipality to pass by-laws respecting services and things that the municipality is authorized to provide;

And whereas section 23.1 of the *Municipal Act, 2001* authorizes Council to delegate its power and duties;

And whereas it is deemed necessary to enter into an agreement with Enterprise Fleet Management Inc. for the provision of fleet management services, as recommended by the Division Leader – Public Works at the October 24, 2023 Council meeting;

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

1. The Mayor and the Clerk are delegated the authority to execute an agreement with the Enterprise Fleet Management Inc., with the form and content of the agreement approved by the Corporate Leader – General Counsel and the Corporate Leader – Operations.
2. The delegated authority described in Section 1 includes the authority to execute any related amendments or agreements in furtherance of this agreement.
3. In the event of a conflict between this by-law and another Lakeshore by-law, this by-law prevails.
4. The delegation in this by-law is subject to any restrictions on such delegation under the *Municipal Act, 2001*, S.O. 2001, c.25 or any other Act.
5. This By-law comes into force and effect upon passage.

Read and passed in open session on November 21, 2023.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

Municipality of Lakeshore

By-law 97-2023

Being a By-law to Authorize an Agreement with The Corporation of the County of Essex

Whereas section 11(2)7 of the *Municipal Act, 2001*, S.O. 2001, c. 25, authorizes a municipality to pass by-laws respecting services and things that the municipality is authorized to provide;

And whereas section 23.1 of the *Municipal Act, 2001* authorizes Council to delegate its power and duties;

And whereas it is deemed necessary to enter into an agreement with The Corporation of the County of Essex for the lifecycle replacement of defibrillators, as recommended by the Fire Chief at the November 21, 2023 Council meeting;

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

1. The Mayor and the Clerk are delegated the authority to execute an agreement with The Corporation of the County of Essex, with the form and content of the agreement approved by the Corporate Leader – General Counsel and the Corporate Leader – Community Health and Safety.
2. The delegated authority described in Section 1 includes the authority to execute any related amendments or agreements in furtherance of this agreement.
3. In the event of a conflict between this by-law and another Lakeshore by-law, this by-law prevails.
4. The delegation in this by-law is subject to any restrictions on such delegation under the *Municipal Act, 2001*, S.O. 2001, c.25 or any other Act.
5. This By-law comes into force and effect upon passage.

Read and passed in open session on November 21, 2023.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

Municipality of Lakeshore

By-law 98-2023

Being a By-law to Authorize an Agreement with Essex-Windsor EMS

Whereas section 11(2)7 of the *Municipal Act, 2001*, S.O. 2001, c. 25, authorizes a municipality to pass by-laws respecting services and things that the municipality is authorized to provide;

And whereas section 23.1 of the *Municipal Act, 2001* authorizes Council to delegate its power and duties;

And whereas the Town of Lakeshore entered into a Medical Tiered Response Agreement with the Essex-Windsor Emergency Medical Services on February 13, 2018;

And whereas it is deemed necessary to enter into a revised Medical Tiered Response Agreement with Essex-Windsor EMS for the provision of emergency medical services, as recommended by the Fire Chief at the November 21, 2023 Council meeting;

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

1. The Mayor and the Clerk are delegated the authority to execute a Medical Tiered Response Agreement with Essex-Windsor EMS, with the form and content of the agreement approved by the Corporate Leader – General Counsel and the Corporate Leader – Community Health and Safety.
2. The delegated authority described in Section 1 includes the authority to execute any related amendments or agreements in furtherance of this agreement.
3. In the event of a conflict between this by-law and another Lakeshore by-law, this by-law prevails.
4. The delegation in this by-law is subject to any restrictions on such delegation under the *Municipal Act, 2001*, S.O. 2001, c.25 or any other Act.
5. This By-law comes into force and effect upon passage.

Read and passed in open session on November 21, 2023.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

Municipality of Lakeshore

By-law 99-2023

Being a By-law to Authorize an Agreement with 2869614 Ontario Inc.

Whereas section 11(2)7 of the *Municipal Act, 2001*, S.O. 2001, c. 25, authorizes a municipality to pass by-laws respecting services and things that the municipality is authorized to provide;

And whereas section 23.1 of the *Municipal Act, 2001* authorizes Council to delegate its power and duties;

And whereas it is deemed necessary to enter into an agreement with 2869614 Ontario Inc. for the construction of interim works for the Patillo Road Industrial Development, as recommended by the Corporate Leader - Operations at the November 21, 2023 Council meeting;

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

1. The Mayor and the Clerk are delegated the authority to execute an agreement with the 2869614 Ontario Inc., with the form and content of the agreement approved by the Corporate Leader – General Counsel and the Corporate Leader – Operations.
2. The delegated authority described in Section 1 includes the authority to execute any related amendments or agreements in furtherance of this agreement.
3. In the event of a conflict between this by-law and another Lakeshore by-law, this by-law prevails.
4. The delegation in this by-law is subject to any restrictions on such delegation under the *Municipal Act, 2001*, S.O. 2001, c.25 or any other Act.
5. This By-law comes into force and effect upon passage.

Read and passed in open session on November 21, 2023.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**

Municipality of Lakeshore

By-law 100-2023

**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 November 7, 2023 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 November 21, 2023.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**