

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