



Municipality of Lakeshore

Minutes of the Drainage Board Meeting

Wednesday, October 9, 2024, 5:00 PM

Council Chambers, 419 Notre Dame Street, Belle River

Members Present: Member Ron Barrette, Member Maurice Janisse, Member Blaise Chevalier, Member Horst Schmidt, Member Norbert Poggio

Members Absent: N/A

Staff Present: Drainage Superintendent, Jill Fiorito,
Assistant Drainage Superintendent, Spencer Westerberg
Corporate Leader – Growth and Sustainability, Tammie Rydall
Division Leader – Capital Projects, Wayne Ormshaw

Drainage Engineers Present: Tony Peralta, P.Eng., N.J. Peralta Engineering Ltd.
David M, E.I.T, Rood Engineering Inc.

1. Call to Order

Chair Janisse called the meeting to order at 5:00 PM.

2. Singing of O Canada and Land Acknowledgement

3. Disclosures of Pecuniary Interest

4. Approval of Previous Meeting Minutes

09-10-2024

Moved By Member Chevalier

Seconded By Member Barrette

Approve minutes of the previous meeting as listed on the agenda.

a. September 16, 2024, Meeting Minutes

Carried Unanimously

5. Court of Revision

a. Opening the Court of Revision

09-10-2024

Moved By Member Chevalier

Seconded By Member Barrette

Move into the Court of Revision to consider appeals respecting By-law 86-2024, in the Municipality of Lakeshore, in the County of Essex.

b. St. Pierre Drain

Tony Peralta, P.Eng., was in attendance to present the assessment scheduled dated August 23, 2024, and advised that no questions or concerns were received prior to the Court of Revision.

There was one representative of the petitioner present. They had no concerns. Additionally, the landowner signed a Waiver of Appeal Rights for the project.

Chair Janisse opened the floor to questions from the Board.

09-10-2024

Moved By Member Schmidt

Seconded By Member Poggio

Adopt the Schedule of Assessment to provide a new drain known as the St. Pierre Drain for Rochester Place Resorts Inc in the Municipality of Lakeshore, in the County of Essex, as prepared by N.J. Peralta Engineering Ltd., dated August 23, 2024; and

Recommend that Council adopt By-Law 86-2024.

6. Consideration of Reports under the Drainage Act

a. Hostine Drain East Branch

David M, E.I.T, was in attendance to present the drainage report dated September 12, 2024. David advised that no questions or concerns from landowners were received prior to the Consideration Meeting.

One of the petitioners, Mrs. Fontes was in attendance. She did not bring forward any concerns to the Board.

Chair Janisse opened the floor to questions from the Board.

09-10-2024

Moved By Member Chevalier

Seconded By Member Barrette

The Engineer's considered report prepared by Rood Engineering Inc. dated September 12, 2024, in the Municipality of Lakeshore, in the County of Essex be adopted and By-Law 95-2024 be recommended for the first and second reading.

b. Bridge over Renaud Line Drain

Tony Peralta, P.Eng., was in attendance to present the drainage report dated October 2, 2024 and advised that there was members in the audience wishing to speak to concerns about the Bridge.

The owner of 176 Renaud Line, Victor Neves was in attendance and noted concerns about safety with the location of the bridge being right across from his property. As well he raised concerns about the road not having any sidewalks and the increased traffic on the road. He noted he did not have concerns regarding the drainage report but thought they are all connected.

A representative from Lakeshore Punjabi Bazaar (1302 County Rd 22) was in attendance. She noted concerns about the lack of pedestrian safety measures and that is hard to restrict pedestrian crossing the bridge. As well there was concern about how the construction would take place and safety during construction. Tony Peralta, P.Eng., confirmed that before construction the contractor would be required to submit a traffic control plan to the Municipality that showed how they would protect vehicle and pedestrians during the duration of the work. Tony Peralta suggested that the work would be done from the property side of 1294 County Rd 22 to reduce the impact to the road.

The owner of 173 Renaud Line Drain, Dylan Kana was in attendance and noted concerns about the location of the bridge being close to the intersection. As well there is concerns with the mailboxes being there causing extra traffic concerns. He noted that there is traffic like school buses that travel down the road very fast. Mr. Kana believes the area is

not ready for this. He believes County Rd 22 is a better choice for access. There is also concern about the lack of street lighting.

The Developer, Kurt Barr was in attendance and noted some comments about the project. Mr. Barr explained the sight planning process he has gone through that led to the bridge being in the location it is. He acknowledged the road is not the best. As well Mr. Barr explained the traffic studies that were done for the site. He explained that they could not push it south due to the other business entrance and the proximity to the intersection. Zoning By-law Amendment did not have any comments. Mr. Barr stated that they will try to work from the property and will ensure not to impact the other business.

The Corporate Leader of Growth and Sustainability, Tammie Rydall spoke regarding the upcoming County Rd 22 will be when the sidewalks for the County Road will go in. She noted that Renaud Line is currently in a roads need study. The road will be looked at an urban standard rather than a rural standard.

A landowner mentioned that the County Rd 22 upgrades will close some streets which will cause increase traffic on Renaud Line.

Tammie Rydall asked Jill Fiorito if the road would need to enclose the drain. Jill Fiorito stated that at the time of the road being improved they might consider enclosing the drain.

A landowner asked about moving the Canada Post Mailbox. Tammie Rydall said she would provide him her contact information and she can reach out to her contact in London.

The representative from Lakeshore Punjabi Bazaar noted concern about the lack of safety measures in the meantime.

Mr. Barr noted that the apartments would not be put in until the County Rd 22 upgrades are completed.

Tony Peralta in reviewing his report did note that the report does not specifically call out working on the property not the road so he stated he would adjust that.

Chair Janisse opened the floor to questions from the Board.

Member Poggio asked about where the property would put there pushed snow.

Mr. Barr indicated that there is no dedicated location, but they could dedicate some parking spots. Tammie Rydall noted that they could add that as a provision to the agreement to ensure the snow does not end up in the drain.

Member Barrette asked if the drain is enclosed in the future if the bridge would be able to be used. Tony Peralta indicated that it may be depending on the situation. Member Barrette noted there would be a cost to the owner and Tony Peralta indicated that if the road needed the enclosure the road would be responsible to pay the cost. Jill Fiorito noted that it would need to be a Council directive due to the significant cost. As well DFO would have to approve the enclosure.

Member Chevalier asked the engineer if the design was for predevelopment flows. Tony Peralta confirmed it was designed for predevelopment flows. Member Chevalier asked if there were any provisions for working corridor of the maintenance of the drain. Tony Peralta indicated that this was out of his scope of work so the last reports working corridor would apply. Which was noted to be the property side.

Wayne Ormshaw provided information regarding the road projects. He noted that the County Rd 22 project went to County Council where alterations were made pushing the likely start of the project to 2027-2028. As well the project would include work to the intersection, but it is extremely unlikely to go as far as the property extent on Renaud Line. The roads need study may show the road improvement to be still 5 – 25 years out. Wayne Ormshaw stated that there were many conversations on the pedestrian access on the bridge, but it was determined that the Municipality would not want to push pedestrians on to an unsafe road coming out of the property.

Tony Peralta indicated that he did not have the authority to address that in his report.

Mr. Barr noted that they will be marking pedestrian walkways on there end but agrees until County Rd 22 is done it is not pedestrian friendly.

Tony Peralta noted that if he was the municipality he would be worried about the liability.

The representative from Lakeshore Punjabi Bazaar stated that they could not stop people crossing. Mr. Barr stated all we can do is provide the guidance.

Member Barrette asked if firetrucks could get in from both entrances. Tony Peralta indicated that they can, and Tammie Rydall confirmed that fire had been consulted and that they had no concerns.

09-10-2024

Moved By Member Chevalier

Seconded By Member Barrette

The Engineer's considered report prepared by N.J. Peralta Engineering Ltd. dated October 2, 2024, in the Municipality of Lakeshore, in the County of Essex be adopted and By-Law 98-2024 be recommended for the first and second reading.

7. Adjournment

9-10-2024

Moved By Member Chevalier

Seconded By Member Barrette

Adjourn the meeting at 6:02 PM.

The next meeting is scheduled for Monday, October November 4th, 2024.

Carried Unanimously

Maurice Janisse

Chair

Jill Fiorito

Municipal Liaison