

Appendix A

TOWN OF LAKESHORE

COMMUNITY AND DEVELOPMENT SERVICES DEVELOPMENT SERVICES DIVISION

TO: Mayor and Members of Council
FROM: Kim Darroch, Manager of Development Services
DATE: July 30, 2019
SUBJECT: 454 Brighton Road

RECOMMENDATION:

It is recommended that:

1. The Town of Lakeshore encourage access and municipal servicing of this parcel, from the Town of Tecumseh, as it is easier to access (*owner owns additional property on the Tecumseh side*) and service this parcel in the Oxbow, than in the main waterbody of the Pike Creek; and
2. The Town of Tecumseh be made aware that the Town of Lakeshore would support servicing this parcel from the Town of Lakeshore, if additional approvals from the Province, is problematic to bring this parcel into the Town of Tecumseh's Servicing Area.

BACKGROUND:

The Town of Lakeshore has received a request to build a single detached dwelling at 454 Brighton Road (Appendix 1). The subject property is an island located in the Pike Creek, bordering the administrative boundary, with the Town of Tecumseh.

The subject property is currently zone RW1, Residential Waterfront-Watercourse permits a single detached dwelling, with access on a public road and connections to full municipal services, including, storm, sanitary and water services. There is currently no road access to this parcel or connections to full municipal services. The subject property, prior to January 2012 was zoned R1, Residential Type One Zone, which also permitted a single detached dwelling, in the previous Maidstone Zoning By-law.

The location of a bridge and any required servicing connections for storm, sanitary and water services, would require the crossing of the Pike Creek from the either the Town of Tecumseh's side or the Town of Lakeshore side. The owner of the parcel does not own additional land on the Town of Lakeshore side, but does own property on the Town of

Tecumseh's side in order to connect a future bridge and perhaps future municipal services.

The Town of Tecumseh has noted that servicing the island from the Town of Tecumseh is troublesome and time-consuming, as the island is not in Tecumseh's Service Area and addition approvals would be required from the Province and would prefer that the island be serviced from the Town of Lakeshore. The owner has since hired a consultant to prepare drawings for the required access bridge and culvert and to provide servicing from the Lakeshore side (at County Road 2 and Pike Creek).

From a natural heritage perspective, several environmental approvals would be required from the Conservation Authority (Essex Region Conservation Authority), the Province and the Federal Government, before an access bridge could be constructed in the Oxbow of Pike Creek and municipal services installed, to then permit the construction of a single detached dwelling on the island.

COMMENTS:

Agreement with the Town of Tecumseh for Access and / or Services

Lakeshore and Tecumseh would need to agree on the "terms and conditions" under which they would be prepared to permit access and / or services to be provided from the Town of Tecumseh via an agreement between them, which may spell out remunerations for assessment, fire, garbage pick-up, provision of water and sanitary services etc.

OTHERS CONSULTED:

- Town of Tecumseh
- Manager of Engineering and Infrastructure Services
- Director of Finance

FINANCIAL IMPACTS:

Any financial implications from the recommendations in this report will be clearly presented when this matter is brought back to Council following further negotiations with the Town of Tecumseh.

Prepared by:

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Manager of Development Services

Reviewed and Submitted by:

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Chief Administrative Officer