

Town of Lakeshore

Shoreline Management Plan

What We Heard Report

Public Information Centre 3 (Virtual)

February 22, 2022



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Background

The northern extent of the Municipality of Lakeshore consists of the Lake St. Clair shoreline and includes both serviced and unserviced development areas. Each reach of the shoreline is subject to shoreline flooding and erosion hazards.

The Essex Region Conservation Authority and the Lower Thames Conservation Authority have been regulating development activities along the Lake St. Clair shoreline (through O. Reg. 158/06) since 1984 using flood line produced in 1976. Ongoing changes to shorelines, climate change, and continued development pressure requires the Municipality to update land use policies and strategies that are supported by shoreline management technical studies and updates mapping.

The engagement component for the project consisted of three main phases – an initial engagement with stakeholders to make introductions and identify opportunities/constraints; engagement with stakeholders and the public to review technical findings and; finally, to present the final recommended Shoreline Management Plan (SMP) document which is expected in March of 2022.

Objectives

Understanding how the community interacts with shoreline areas and how they are impacted by shoreline flooding and erosion is vital to the success of the SMP. The community will be faced with issues that cross property, jurisdictional, and legislative boundaries, so we must collaborate to develop more resilient and sustainable solutions. The approach that guided stakeholder and community engagement through the study include:

- To encourage community involvement in the planning process through transparent and accessible engagement opportunities.
- To understanding how the community perceives existing and future shoreline issues.
- To educate stakeholders on the existing and future risks and challenges, and the benefits/tradeoffs of shoreline management alternatives.
- To undertake a balanced evaluation of alternatives that reflects the priorities of all stakeholders (residents, visitors, the Municipality, the environment, and Indigenous communities).
- To provide clear and transparent documentation of the planning and decision-making process.

MUNICIPALITY OF LAKESHORE
Shoreline Management Plan
Public Consultation Event

WHAT'S HAPPENING?

The Municipality of Lakeshore has been undertaking a project to investigate and update the Lake St. Clair shoreline flooding and erosion hazards. Over the last few years, Lake St. Clair water levels have been at an all-time high, and extreme weather events are anticipated to increase in severity. Additionally, the impacts of a changing climate may cause increased lake levels for Lake St. Clair.

The Shoreline Management Plan proposes a long-term management policy framework that will allow the Municipality to address existing and future risks to public health and property and to conform with applicable Provincial policy direction.

The purpose of this third and final Public Information Centre is to provide the public and stakeholders with an opportunity to review and provide input on the draft, complete shoreline management plan, which contains shoreline improvement recommendations for the short and long term. A sample of the three-dimensional flood maps for Pike Creek are provided below.

HAVE YOUR SAY!

Date: Tuesday February 22nd
Time: 2:00-4:00pm & 6:30-8:30pm
Platform: Zoom Meeting*

To pre-register for the Public Consultation Event, click the following link or use the QR Code below:
<https://forms.office.com/02P2r3467>

*The zoom meeting link will be provided on the Project PlaceSpeak site closer to the meeting date.

CAN'T MAKE THE VIRTUAL EVENT? JOIN THE CONVERSATION ONLINE! PlaceSpeak

We encourage you to sign up for free on www.lakeshore.ca/shoreline, provide feedback on the Lakeshore Shoreline Management Plan, and influence the initiatives that directly affect you and your community!

WWW.LAKESHORE.CA/SHORELINE

419 Notre Dame Street, Belle River, ON NOR 1A0
519.728.2700 Toll Free: 1-877-249-3367

What We Did

1. PIC #3 Notice

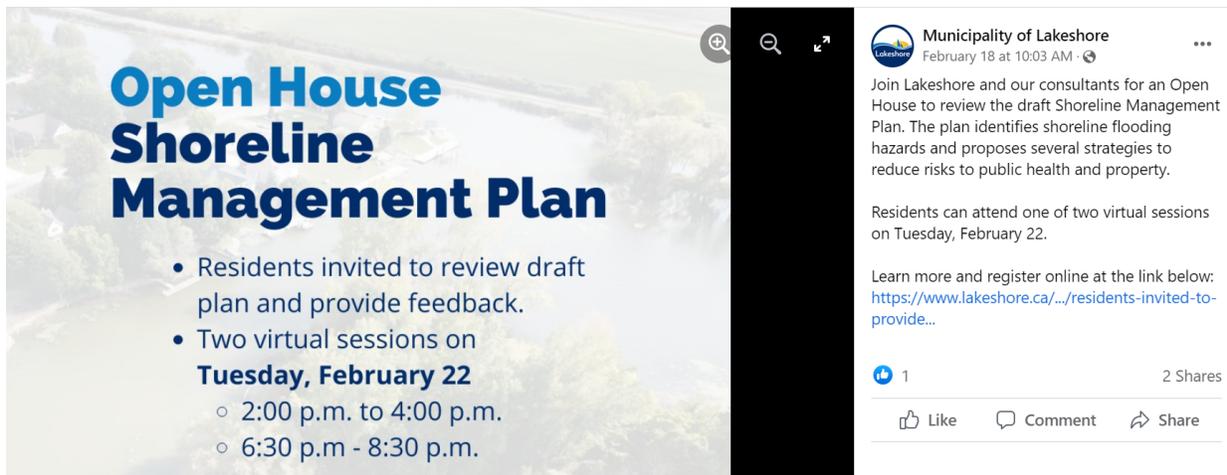
A **Notice** was created in the third phase of this project and sent to community landowners to make landowners aware of the planned, final PIC event. The Notice included background information about the project, log-in details for the event, as well as contact information for the project team. The Notice was sent out to the project stakeholder list via email and was also posted to the project PlaceSpeak page.

2. Webpage Advertising

The Municipality of Lakeshore's official webpage was also used to provide project status updates and calendar information regarding the third and final Public Information Session that was held virtually on February 22, 2022, including a sign-up form to request to receive the Microsoft Teams login details. Details and links to the PlaceSpeak engagement platform were also accessible from the Municipality of Lakeshore's main page.

3. Social Media Advertising

Several social media accounts were also used to advertise the Phase 3 Public Information Session. The Municipality of Lakeshore's social media (e.g. Twitter, Facebook) account was actively posting updates to promote Lakeshore's PlaceSpeak engagement platform, which was concurrently being updated with information.



4. Public Information Session

Two virtual public events were held on February 22, 2022 (2 to 4pm and 6:30 to 8:30pm) over the Microsoft Teams online platform, which has been the typical alternative to public meetings over the course of the Covid-19 pandemic. The purpose of the third and final Public Information Centre was to provide the public and stakeholders with an opportunity to review and provide input on the draft, complete

shoreline management plan, which contains shoreline improvement recommendations for the short and long term.

In attendance, there were Lakeshore's planning staff, consultants from Stantec and Zuzek Inc., several members of Council and members of the community. In total, attendance at the events was as follows:

- Afternoon session: 11 attendees (15 pre-registrations)
- Evening session: 5 attendees (5 pre-registrations)

With the significant number of experts on the call, each person had the ability to ask questions about the technical review and resulting data and information.

5. Technical Findings Webpage

A summary of the technical findings to date have been consolidated in a virtual platform available at:

<https://sway.office.com/YjN7QSkKOFbmPwTh>

The webpage was developed using an app from Microsoft Office called "Sway" that allows for the easy creation and sharing of interactive reports, presentations and more – combining media and text to create a presentable and shareable website. This was created in lieu of a typical in-person poster presentation that would have been set-up if the event were to take place as initially planned at the outset of this project.

To date, the website has had 244 views. These views were comprised of 174 glances, 38 quick reads, and 32 deep reads, according to the Microsoft monitoring tool. The webpage contains the following information and material:

- A fly-over video of the Municipality of Lakeshore, illustrating the 1:100 year flood hazard limit for the shoreline;
- The February 22, 2022, presentation slides presented as a 3 ½ minute video;
- A summary of the Shoreline Management Plan Recommendations, by Reach Area;
- A Summary of what a Shoreline Management Plan does and can achieve;
- Descriptions of the types of shoreline hazards that are presented on the technical mapping ("Hazard Maps");
- An explanation of how the risks and considerations of climate change were incorporate into the technical analysis and findings of the report;
- Visual renderings of three (3) sites along the shoreline showing average summer level, the 100-year lake level, and the 100-year climate change lake level. The sites selected were: Pike Creek, Puce, and Belle River;
- The land use policy framework for planning development along shorelines and within areas of natural hazard concern;

- The objectives of the Shoreline Management Plan and typical adaptation responses to consider;
- Descriptions of other related projects of the Municipality of Lakeshore;
- A link to provide feedback on the discussion questions that were presented in the PIC #2 and summarized in the following Section.

What We Heard

Residents were informed that the overall approach to Shoreline Management Plan is to look at the shoreline holistically and introduce policy direction for the entire Municipality. The project looks beyond the lot-by-lot approach to develop a more cohesive plan for the shoreline areas.

Feedback

Polls were posed within each PIC session to obtain live feedback from attendees. Participants that attended the Public Information Session were also provided a link to a survey which allowed them to provide longform answers to questions and rate the experience. This survey was also shared with the project stakeholders list. The results are provided in the following subsections.

Poll Responses

Polls, the Microsoft Teams Tool, was utilized during each PIC session. The poll responses were posted throughout each PIC session to obtain live feedback from attendees and to keep attendees engaged during each virtual event. Six (6) polls were asked in total for each session and the responses overall are as follows:

- Almost 40% of attendees at the PIC sessions have had their home or business impacted by shoreline flooding in the last 5 years.
- 19 % of attendees are very concerned about emergency vehicle access in Lakeshore during a coastal flood. 37% are somewhat concerned, and 26% are not very concerned.
- 40% of attendees were surprised by the extent of flooding shown on any of the visualizations and/or mapping shown as part of the presentation. 41% were not.
- 88% of attendees believe that the Municipality of Lakeshore should complete further local-scale studies to evaluate limitations with their emergency vehicle fleet (fire, ambulance, police) during a coastal flood and develop appropriate adaptation/contingency plans to improve emergency access.
- 82% of attendees advised that they would support stronger development controls in Lakeshore so future buildings and infrastructure are located away from areas impacted by natural hazards.
- 88% of attendees believe that the Municipality and landowners should collaborate on future reach-specific studies to develop guidelines for shoreline protection upgrades and implement a minimum standard of protection for every property along the lake and rivers.

Survey Responses

Two survey responses were received in total following the third PIC. The responses received were very contrasting and therefore lead to inconclusive results. The general questions and answers, as well as the poll results were more conclusive. Feedback received from the surveys included the following:

What are your initial thoughts about the recommendations of the report?

- I hope to get a copy of the report. I was late to the meeting.
- I have owned property in Lighthouse Shores since the canal development was completed in 1969. My property is on Quenneville. Both Quenneville & Duplessis have never had roads but have formal lot plans submitted and are considered development vs infill on the other 6 roads in this canal community. A secondary plan to consider this area was not discussed. As a result, your recommendations provide limited creative solutions to capturing the value to the community that developing this area can provide. Practical flood mitigation alternatives were given limited discussion. The crisis approach to panic owners, community or municipality does not provide an inclusive, participative approach to addressing each of these lake shore impacted areas.

Are there any recommendations missing, or anything you feel should be more thoroughly considered as the municipality finalizes the report's recommendations?

- Yes, include properties on the adjacent side of road from the lakefront properties.
- Your recommendations are short sighted and do not provide sufficient consideration for building in this area and does not consider that substantial investment in the area has already been made and tax revenue from this area could be substantial if developed. More substantial mitigation steps should be established to recognize the value of the existing and potential community enhancement.

Are there any recommendations that you feel should be deleted?

- Not that I can see.
- Freezing development should be a very last option or be eliminated. It does not appear as though we are close to that.

Did any of the strategies presented introduce a concept that you strongly disagree with? If so, why?

- I missed the first portion of the meeting but I hope that all of Lakeshore development is under the same microscope as their waters are diverted to the shoreline via concrete and asphalt.
- Freezing development should be a very last option. It has been presented as a close term priority and without considering the impact to growth, increased density or responsible development. Emphasis absolutely needs to be RESPONSIBLE DEVELOPMENT moving forward.

What is your past experience with flooding? (e.g. loss of land, basement flooding, insurance impacts, etc.)

- Storm water surges have caused issues and we are concerned. Rain causes many sleepless nights between monitoring pumps, drainage, sandbagging and shore wall.
- I have owned property on Quenneville Drive since 1969 and have seen water levels change as much as 3 feet this year alone. Yes, water levels have breached older break walls but have since receded. Lake surge is also an issue. New enhancements & additional mitigation need more emphasis in this proposal. I haven't had my lots on Quenneville resurveyed to determine the impact to my waterline but my property has remained above water.

Would you be interested in participating in a community-scale flood mitigation concept (versus every landowner doing something different)?

- I don't believe this will happen. We have been asking for this for a while and we have spent money to secure our area already while others have done nothing.
- I am interested in considering all mitigation strategies.

Would you support management approaches that rely on financial contributions from you and a collection of neighbours? For instance, through a local improvement charge associated with your municipal taxes.

- If that is the way to get this resolved. It should be investigated that the development of new properties with excessive amounts of concrete and asphalt are not responsibly maintaining their own water. These new property developments are also the ones that have basements.
- I would consider it if I am also granted the opportunity to have building permits. Infrastructure in Lighthouse Shores must be brought to standard in advance including roads for Duplessis & Quenneville before I would be in support of contributing to such a fund.

Should the community be taking steps now to adapt to future flood risks associated with climate change?

- Yes as the storm water is not being adequately controlled. It feels like long term residents are the ones saddled with the responsibility. It appears to me that the "turn over" of ownership in the new property developments has been very high.
- The community should be involved in establishing near and long term strategies to adapt to flood risks so that short term funding does not become redundant, wasted resource as longer term strategies are implemented

General Questions & Answers

Residents and landowners who attended this PIC were given the opportunity to ask specific questions during General Question and Answer session during the meetings. Questions below are from the participants and answers were provided by either Stantec Consulting representatives, Zuzek Inc. representatives, or municipal staff.

Questions and Answers:



Q: Do you also utilize data from the US Marine Army Corp. regarding ice coverage of the great lakes?

A: Ice cover data from the Great Lakes Environmental Research Laboratory, part of the USA Federal Government, is used regularly.



Q: Does the climate model include rainfall of the Great Lakes Basin? And, has Canadian Pacific Rail (CPR) been consulted, as it is clear the CPR Line is not holding the water that it was thought to.

A: Yes, CPR and members of their consultant team have been consulted. Additionally, Environmental and Climate Canada simulates the processes that impact lake levels (rainfall, snow, snow melt, evaporation over the lakes, and evapotranspiration over the land). Science is not suggesting the lakes will only be high – is saying that there will still be high and low periods but the extremes will be more extreme.



Q: Can you confirm if the video shown of the shoreline is the joint 1:100 year urban rainfall based flood and coastal flood at the same time?

A: No, the analysis and flood mapping is just the combined impact of the high lake levels and storm surges, it is not assuming rain. The analysis did not include rainfall inputs.



Q: Will this policy address floating homes or structures being built on docks out into the lake?

A: Not sure about floating homes along the lakeshore, as they typically work where they are sheltered from wind and waves, etc. This idea was also brought up by the Conservation Authority in their comments, so we will be addressing it in the updated report. It could be a possible alternative in some instances in very sheltered areas (e.g., creeks and canals, not open lakes), where a proponent comes forward with a design that is innovative and structurally sound, and properly engineered. Consideration for ingress and egress for vehicles and emergency management during a time of flooding, would still need to be evaluated.

Municipal staff also advised that Lakeshore recently approved a zoning by-law that bans floating homes in all locations of Lakeshore (river or shoreline). If someone proposed one, they would need to apply for a zoning amendment, and it would be reviewed on a case-by-case basis.



Q: What is the timeline beyond comments being due February 24th?

A: March 15th is the council meeting date. The draft report will be provided early March to Council and posted to the website for public download on March 11th.



Q: From information received to date, will any part of the plan change drastically?

A: Nothing materially will be changed but will need to clarify 'redevelopment' so as to not confuse it with 're-building'. Certain recommendations have been requested to be expanded on, as well. Also, there is a need to be clearer to the implementation of the shoreline management plan through permitting with conservation authorities and agencies.



Q: Flood task force will get copy of the plan? Is there a problem with me sharing it with the task force?

A: No. not an issue with sharing this information, both the slides from tonight and the draft report.



Q: What are the controls to lake level and who has control?

A: There are no human controls on water levels in Lake St. Clair – only natural systems. There are no dams or other methods of control. There are only a few places in the Great Lakes (St Lawrence River and Lake Ontario) that have human controls, but these locations do not impact Lake St. Clair. It is important to work together with municipalities like Lakeshore to help communities learn to live with flooding. In summary, there is nothing we can do to change anticipated lake flooding levels



Q: Does wave activity include surge?

A: Yes.



Q: I have two old cottages on two adjoining lots in Stoney Point East (Reach 5). Both are approximately 80 years and not amenable to any modification to their current structure in order to flood-proof them. Specifically, architects have already told me that it is not feasible or economically sensible to try to raise the foundation, given their age and condition. One lot has a new ERCA approved break wall. The other is partially protected and a protective berm could be added to the existing sand beach. The only sensible solution to have a flood-proof home is to raze both cottages and build one new larger house over both lots, and build that house on a new higher foundation. Is there any part of your proposal (i.e., against "new development") that would prevent me from doing this?

A: Access to and from (emergency access) is important. This is a lot specific question and is something that would need to be discussed with the ERCA and Municipality. Access into and out of individual properties is increasingly important, as regulated by the Province, but is something that the Municipality and ERCA would have to look at in more detail.



Q: Zone 7 appears that the rail tracks are still below 100 year flood lake level. What are the alternatives there?

A: While some area is above the 100 year flood, some are not and there are also culverts and low-lying roads that go under the tracks and allow flood waters to move further inland.



Q: What about the properties on the opposite side of the road from the lake? Their plans should also be collaboratively shared with concerned properties. They have added fill to their properties

and these are pushing water to homes on the waterside of the road. There are no detention ponds or any controls developed into their plans.

A: All properties on hazardous lands go through conservation authority review to confirm compliance. Any property within the flood hazard of the specific reach, regardless of the side of the road they are on, would be subject to the recommendations of the SMP.



Q: There should be more creative solutions, not just prohibiting development.

A: Working together as a community is an innovative solution, understanding the impact that this will have on the community and coming together to create a solution is not happening in other places across the province. Not developing is really the only solution. This will also need to be combined with other approaches to help mitigate the existing flood risk.



Q: Does the Plan differentiate infill vs development activities?

A: Generally, both are being addressed at the high-level, however, no matter greenfield or infill, both are not encouraged on hazardous lands. Development in the plan refers to anything that changes the density or use of property (both existing built-up area and new).



Q: I had involvement in Detroit River Development in early 2000 and they thought the river was going to dry-up. What has changed?

A: Simulating the climate in the future is challenging. Older models of climate impact did not have a good way to model evaporation and linked evaporation losses to temperature. Older models were over-predicting the loss of water from the lakes and land. New research from Environmental and Climate Change Canada has more robust way to model evaporation losses. We are not suggesting, however, that lake levels will not continue to go through peaks and lows. New highs are going to be higher, new lows are going to be lower.



Q: It appears that the entire community of Lighthouse Cove is coloured blue. This area is currently having sewage problems. The municipality should not even consider constructing a new sewage system. It would be throwing good money after bad. Shouldn't Lighthouse Cove go under a retreat protocol instead of accommodate?

A: Both retreat and accommodate are viable strategies. The easiest part is to lay out the option. The challenging part is to implement the options as to be determined and implemented and approved by the local Lighthouse Cove community, staff, council, and the Conservation Authority.

Next Steps

This third PIC was the final PIC scheduled for the Shoreline Management Plan Project. Stantec Consulting Ltd. and Zuzek Inc. will now take the comments received to date from the public, as well as the comments received from staff, agencies, and the TAC committee, and incorporate said comments into the final Shoreline Management Plan. It is the intent of the project team to post the final document to the project website on March 11th and bring the Plan before Council for adoption on March 15th.