



The Corporation of the Municipality of Leamington

Meeting of Municipal Council

Agenda

Monday, June 8, 2015

Commencing at 6:00 PM

In Leamington Council Chambers

(A) **Call to Order:**

(B) **National Anthem:**

(C) **Disclosures of Pecuniary Interest:**

(D) **Adoption of Council Minutes:**

1. Minutes of the Council Meeting held May 25, 2015
Pages 4 to 14
2. Minutes of the Special Closed Council Meeting held May 25, 2015
Pages 15 to 17

(E) **Business Arising Out of the Minutes:**

(F) **Public Meetings/Court of Revision:**

None

(G) **Reports of Staff and Delegations:**

1. Delegation, Essex Power Corporation; Shareholder and Essex Power Shared Value Update
 - Ray Tracey, President and CEO of Essex Power
 - Joe Barile, General Manager of Essex Powerlines
2. Report PLA-29-15 dated June 1, 2015 regarding Zoning By-law Amendment ZBA#113, By-law #476-15, Final Reading W/S Cherry Lane (330-000-00150)
Pages 18 to 19

3. Report DR-17-15 dated March 23, 2015 regarding John Leslie Drain, Replacement of Bridge, Lot 15, Concession 6
Pages 20 to 22
4. Report ES-03-15 dated March 20, 2015 regarding PCC Capital Projects and Odour Control Engineering
Pages 23 to 31
5. Report REC-11-15 dated May 28, 2015 regarding Leamington Kinsmen Recreation Complex Domestic Hot Water Leaks
Pages 32 to 33
6. Report IS-07-15 Canada dated May 28, 2015 regarding 150 Community Infrastructure Program
Pages 34 to 37

(H) Matters for Approval:

1. Minutes of the Mayor's Youth Advisory Committee held May 13, 2015
Pages 38 to 39

(I) Other Matters for Consideration:

None

(J) Report on Closed Session:

None

(K) Consideration of By-laws:

By-law 476-15 being a by-law to amend the Comprehensive Zoning By-law No. 890-09 for the Municipality of Leamington, which pertains to the subject lands ZBA #113 W/S Cherry Lane (3rd and Final reading)

By-law 484-15 being a by-law to amend By-law 3469, as amended, which provides for the regulation and protection of Parks in the Municipality of Leamington (amending to Rick Atkin Park)

By-law 485-15 being a by-law to confirm the proceedings of the Council of The Municipality of Leamington at its meeting held June 8, 2015

(L) Notices of Motion:

None

(M) Open Session:

(N) **Announcement of Upcoming Meetings/Events:**

Wednesday, June 10, 2015

- Leamington Accessibility Advisory Committee, 3:00 PM, West End Boardroom
- Mayor's Youth Advisory Committee, 7:00 PM, West End Boardroom

Monday, June 15, 2015

- Mayor's Walk, 12:00 PM, Starting at the Municipal Office
- Council Meeting, 6:00 PM, Council Chambers

(O) **Statement of Members:** non-debatable

(P) **Adjournment:**

The Corporation of the Municipality of Leamington

Minutes of the Council Meeting

Held Monday, May 25, 2015 at 6:00 PM

In Leamington Council Chambers

Members Present: Mayor John Paterson
Deputy Mayor Hilda MacDonald
Councillors: Bill Dunn, John Hammond, John Jacobs,
Larry Verbeke, Tim Wilkinson

Staff Present: Chief Administrative Officer Peter A. Neufeld
Director of Legal and Legislative Services Ruth Orton
Legal and Legislative Services Brian Sweet
Director of Community & Development Services Tracey Pillon-Abbs
Director of Finance and Business Services Ramona Nordemann
Manager of Engineering Services Allan Botham
Acting Manager of Recreation, Tourism and Culture Terry Symons
Manager of Planning Services Danielle Truax
Human Resources Officer Lisa Granger
Council Services Assistant Mary Ann Manley

Disclosures of Pecuniary Interest:

None.

Adoption of Council Minutes:

No. C-131-15

Moved by: Councillor Verbeke
Seconded by: Councillor Jacobs

That the Minutes of the Council Meeting (including Public Meeting, Zoning By-law Amendments #114 and #115) held May 11, 2015 be adopted.

Carried

No. C-132-15

Moved by: Councillor Hammond
Seconded by: Councillor Dunn

That the Minutes of the Special Closed Council Meeting held May 11, 2015 be adopted.

Carried

Business Arising Out of the Minutes:

None.

Public Meetings:

None

Reports of Staff and Delegations:

1. **Report LLS-23-14 dated May 15, 2015 regarding Proposed Renaming of Robson Road Park to Rick Atkin Park**

Legal and Legislative Services, Brian Sweet presented the report saying that the renaming of Robson Road Park to Rick Atkin Park was appropriate to honour Rick Atkin's memory. Mr. Sweet noted Terry Fink, Director of Culture and Recreation, Town of LaSalle and Paul Anthony, Director of Parks and Recreation, Town of Tecumseh were in the audience.

The Mayor invited Mr. Fink and Mr. Anthony to address Council. Mr. Fink supported the report's recommendation. He stated Mr. Atkin was a quiet man who did not like his efforts to be publicly recognized, however, the renaming of the park was suitable to honour Mr. Atkin's work. Mr. Anthony stated it was an honour to work with Mr. Atkin for fifteen (15) years. He advised that Mr. Atkin envisioned the waterfront promenade leading all the way to Seaciff Park and hoped that vision would come to fruition. Mr. Anthony supported the report's recommendation. Former Leamington Councillor Don Nicholson was also in attendance and voiced his support of the recommendation.

In turn, Council expressed their support for the report's recommendation to honour Rick Atkin.

It was said that it was fitting that Mr. Sweet's final council report was to honour Rick Atkin's legacy.

No. C-133-15

Moved by: Councillor Jacobs
Seconded by: Councillor Hammond

That Robson Road Park be renamed Rick Atkin Park;

And that administration forward the necessary by-law to Council.
(Report LLS-23-15)

Carried

2. Report PLA 25-15 dated May 5, 2015 regarding Extension of Draft Approval, Destiny Estates Plan of Subdivision (37-T-11002)

Manager of Planning Services, Danielle Truax summarized the report. Mr. Larry Santos, Owner, was in the audience.

No. C-134-15

Moved by: Deputy Mayor MacDonald
Seconded by: Councillor Verbeke

That the request to extend the draft approval given to Destiny Estates Plan of Subdivision (File No. 37-T-11002) from August 13, 2015 to August 13, 2018 be approved;

And further that a resolution in support of the extension from August 13, 2015 to August 13, 2018 be forwarded to the County of Essex. (Report PLA-25-15)

Carried

3. Delegation, correspondence received May 17, 2015 requesting exemption from Sections 3 and 35 of By-law 668-06 being a by-law to provide for the regulation and registration of dogs

Dolores Phillips, resident, thanked Council for allowing her to appear. Ms. Phillips requested exemption from Sections 3 and 35 of By-law 668-06 being a by-law to provide for the regulation and registration of dogs. Ms. Phillips provided background on the situation regarding her dogs and read letters of recommendation from neighbours and friends regarding her care of said dogs.

Council asked Director of Legal and Legislative Services, Ruth Orton, for her legal opinion. Ms. Orton noted the exemption clause Section 35 can be granted for up to a twelve (12) month period. Ms. Philips would need to return to request a further exemption when the time period lapsed. Ms. Orton provided three options; Council could refuse the request, Council could grant the exemption request, or Council could direct administration to review By-law 668-06 regarding its limitation to two dogs and prepare a report for Council consideration.

There was a Council discussion on the provided options.

Ms. Phillips clarified her request stating she asked for exemption from Sections 3 and Section 35. Ms. Orton would not recommend granting exemption from Section 3.

Director of Development & Community Services, Tracey Pillon-Abbs advised Council if they amended By-law 668-06 to allow for three dogs then the Zoning By-law would also need to be amended as three dogs is considered a kennel and kennels are not allowed in the urban area. This process would require a public meeting.

No. C-135-15

Moved by: Councillor Jacobs
Seconded by: Councillor Verbeke

That administration amend Section 3 of By-law 668-06 being a by-law to provide for the regulation and registration of dogs to read "Subject to Section 34, no person shall keep more than three (3) dogs in a dwelling unit or on any premises."

Motion defeated

No. C-136-15

Moved by: Councillor Hammond
Seconded by: Deputy Mayor MacDonald

That Dolores Phillips be granted an exemption from Section 3 of By-law 668-06 being a by-law to provide for the regulation and registration of dogs according to Section 35;

And that this exemption allows for three (3) dogs in the home for no longer than twelve (12) months from May 24, 2015.

NOTE: Councillor Verbeke requested a recorded vote:

In Favour: Councillors: Dunn, Hammond, Jacobs and Wilkinson
Deputy Mayor MacDonald
Mayor Paterson

Opposed: Councillor Verbeke

Carried

Council directed administration to prepare a report regarding a review of By-law 668-06.

4. Report REC-07-15 dated May 12, 2015 regarding Upgrades to the Leamington Kinsmen Recreation Complex Pool

Acting Manager of Recreation, Tourism and Culture, Terry Symons summarized the report

Council expressed disappointment with having to return the pool to a chlorine system. Mr. Symons reported that staff have spoken to a family who utilize a Windsor pool with the system administration is recommending and they have no issues with the chlorine system. Chief Administrative Officer, Peter A. Neufeld said now is the time to change from the current salt system to avoid corrosion of the new roof which will be installed this year. He also noted the corrosion was discovered when the recent maintenance review was performed on the Leamington Kinsmen Recreation Complex.

No. C-137-15

Moved by: Councillor Verbeke
Seconded by: Councillor Wilkinson

That the Leamington Kinsmen Recreation Complex pool be converted from a saltwater system to a UV/liquid chlorine system,

And that, this conversion occurs during the installation of the new filtration system. (REC-07-15)

Carried

5. Report DR-16-15 dated May 11, 2015 regarding Gorrell Drain Petition, Update

Manager of Engineering Services, Allan Botham presented the report noting the landowners are petitioning Leamington because the drainage is required in Leamington and the County of Essex would be one of the benefitting owners. In response to a question from Council Mr. Botham said the landowners could contact the Essex Region Conservation Authority to discuss options for remediation if this report is not passed tonight. The purpose of the Drainage Act is to ensure that all benefitting landowners share in the costs of maintenance and repair.

No. C-138-15

Moved by: Deputy Mayor MacDonald
Seconded by: Councillor Verbeke

That a letter be sent to the County of Essex to illustrate the concern of landowners along the ravine on Lot 2, Concession BF, in the County of Essex, to encourage the County of Essex to sign the petition for drainage;

And that the Clerk be approved to write the letter. (Report DR/16/15)

Carried

6. Report DR-10-15 dated March 23, 2015 regarding Jacob Fox Drain, Section 78, Repairs and Improvements, Lot 2 to 5, Concession 4, Municipality of Leamington

Manager of Engineering Services, Allan Botham displayed a map on the projector screen illustrating the route of the Jacob Fox Drain.

No. C-139-15

Moved by: Councillor Jacobs
Seconded by: Deputy Mayor MacDonald

That N.J. Peralta Engineering be appointed to prepare a new report for the Jacob Fox Drain, pursuant to Section 78 of the Drainage Act;

And that the Essex Region Conservation Authority be advised of the proposed Improvements. (Report DR 10-15)

Carried

7. Report PLA-26-15 dated May 6, 2015 regarding Application for Second Dwelling Agreement, Martin Saris and Norma Saris, 1708 Mersea Road 2

Manager of Planning Services, Danielle Truax, provided a summary of the report noting the required securities ensure the second dwelling is removed within the time required.

No. C-140-15

Moved by: Councillor Jacobs
Seconded by: Councillor Verbeke

That the second dwelling agreement with the owners of 1708 Mersea Road 2 (ARN 510-02650) to allow two residential dwellings on the subject property for a period of one year from the date of the issuance of a building permit be approved;

And further, that the Mayor and Clerk be authorized to execute the site agreement with the owners, Martin Saris and Norma Saris. (Report PLA-26-15).

Carried

8. Report PLA-27-15 dated May 12, 2015 regarding Application for Site Plan Approval (SPC/02/15), 1329672 Ontario Ltd. (East Side Acres), Greenhouse Expansion, Phase 4, 116 Mersea Road 19 (500-00500)

Manager of Planning Services, Danielle Truax presented the report.

No. C-141-15

Moved by: Councillor Verbeke
Seconded by: Councillor Wilkinson

That the site plan for Phase 4 of the proposed greenhouse expansion located at 116 Mersea Road 19 (1329672 Ontario Ltd.) be approved;

And further, that the Mayor and Clerk be authorized to execute the site plan agreement, including the terms and conditions for water capacity. (Report PLA-27-15).

Carried

9. Report LLS-25-15 dated May 21, 2015 regarding Appointments to Boards and Committees

Director of Legal and Legislative Services, Ruth Orton summarized the report

No. C-142-15

Moved by: Councillor Verbeke
Seconded by: Councillor Hammond

That Councillor Jacobs be removed as a Council Representative from the Leamington Committee of Adjustment;

And that Councillor Dunn be appointed as a Council Representative to the Leamington Committee of Adjustment for a term to expire December 31, 2015;

And that Derek Friesen be appointed as a citizen representative to the Leamington Committee of Adjustment for a term to expire November 30, 2018;

That Councillor Jacobs be appointed to the Essex Region Conservation Authority for a term to expire November 30, 2018; and

That Councillor Dunn be appointed to the Union Water Board of Management for the term to expire November 30 2018. (LLS-25-15)

Carried

10. Report IS-06-15 dated May 12, 2015 regarding Assistant Drainage Superintendent Report

Chief Administrative Officer, Peter A. Neufeld presented the report stating that chargeable time includes those activities utilized for drainage work but does not include administrative paper work.

A Council discussion took place on the pay increase to the one staff member when wages have been frozen for several years. Council asked how they were to answer questions from staff and residents. Mr. Neufeld replied there is a substantial increase to the duties of this position which has transitioned over time and the employee has been performing the job for several years without proper compensation. The increase is the recognition of the responsibilities of the position.

Human Resource Officer, Lisa Granger reported the pay increase would occur in steps over a three year period following a yearly review.

Mr. Sweet advised the compensation is for the new position while the wage freeze is on wages not on the transition of staff from one position to another.

No. C-143-15

Moved by: Councillor Jacobs
Seconded by: Councillor Dunn

That the Engineering Assistant position be changed to the Assistant Drainage Superintendent position effective June 1, 2015;

And that By-law 481-15 appoint Lindsay Dean as a second Drainage Superintendent for the Municipality of Leamington. (Report IS/06/15)

Carried

Matters for Approval:

No. C-144-15

Moved by: Councillor Verbeke
Seconded by: Councillor Wilkinson

That the Minutes of the Mayor's Youth Advisory Committee held April 8, 2015 be approved.

Carried

No. C-145-15

Moved by: Councillor Hammond
Seconded by: Councillor Dunn

That the Minutes of the Leamington Accessibility Advisory Committee held April 29, 2015 be approved.

Carried

Other Matters for Consideration:

No. C-146-15

Moved by: Deputy Mayor MacDonald
Seconded by: Councillor Dunn

That correspondence from The Corporation of the Town of LaSalle dated May 15, 2015 regarding the letter by Taras Natyshak, MPP to the Minister of Transportation dated May 4, 2015 regarding Phase 3 of Highway 3 Widening in Essex County be supported.

Carried

Report on Closed Session:

The Director of Legal and Legislative Services, Ruth Orton reported that a closed meeting was held at 5:00 PM prior to the regular Council meeting pursuant to Subsection 239 (e) of the Municipal Act, 2001 to consider three (3) items. There were two (2) motions passed giving direction to staff. Other than procedural motions, no other motions were passed or directions were given. The meeting adjourned at 5:59 PM.

Consideration of By-laws:

No. C-147-15

Moved by: Councillor Dunn
Seconded by: Councillor Wilkinson

That the following by-laws be read a first, second and third time and finally enacted:

By-law 481-15 being a by-law to appoint an Assistant Drainage Superintendent; and

By-law 482-15 being a by-law to confirm the proceedings of the Council of The Municipality of Leamington at its meeting held May 25, 2015.

Carried

Notices of Motion:

None.

Open Session of Council and Administration:

Councillor Dunn advised St. John's Anglican Church is holding St. John's Rocks for Community Meals concert fund raiser on Friday, June 12, 2015, from 7:00 PM to 9:00 PM. Tickets are \$10 and are available from the church office.

Councillor Hammond reminded everyone that the Chamber of Commerce golf tournament is taking place this Wednesday, May 27th, 2015 at Erie Shores Golf Course. Tickets can be purchased from Wendy at the Chamber Office.

Statement of Members: non-debatable.

Mayor Paterson reported on the following:

- On May 14, 2015 the Mayor and most of Council attended the Heavy Construction dinner;
- On May 20, 2015 the Mayor attended the Algae Bloom Summit hosted by Leamington District Secondary School ECO Team held at the Leamington Marina. The event was well planned and including many guest speakers on the harmful effects of algae blooms;
- On May 21, 2015 the Mayor attended the CWATS charter presentation celebrating active transportation with the completion of the connection to the Trans Canada Trail;

- On May 22, 2015 the Mayor attended the Community Living Mayor's Luncheon in Maidstone and the Mercato Food Festival held at Viewpoint winery in support of Transition to Betterness and the Erie Shores Hospice; and
- On May 23, 2015 the Mayor and Councillor Verbeke attended flag raising and opening ceremony of the Leamington Marina.

Mayor Paterson said the following words regarding Brian Sweet's retirement:

"Tonight, ladies and gentlemen is Brian Sweet's last Council meeting. For the last 28 years Brian has been advising Council after Council on what not to do even though he knew they wouldn't listen. Well, not all of the time anyway.

Brian has handled more municipally related complaints than all of us up here combined likely ever will, yet he has continued to serve Leamington residents to the upmost of his abilities.

It may just be me reading into things in my own personal way, but I think when our former CAO decided to retire, and then did, Brian may have thought to himself, "hey, that looks like a great idea". Because it wasn't long after that, when he made his announcement.

I suspect Brian will totally miss writing all those reports for Council, reading them at Council, answering questions that were already answered in those reports, explain to Council why they should not do what they are contemplating, reminding all of us of our legal obligations, keeping us on the straight and narrow in our closed sessions, well, you get the idea. He has been Council's babysitter long enough.

Writing his books may have just become a lot more appealing! And I'm sure his volunteerism will keep him just busy enough to keep him happy as he enjoys his time away from the public eye.

On a personal note I can say to you Brian, thank you for the advice and direction you have freely given to me over the years. For the most part I did listen to what you said. And I want you to know I appreciate your support during my time on Council.

On behalf of Council, please accept our wishes for a long and happy retirement. Try your best not to drive Joan crazy; and if for some odd reason you feel the need for punishment, feel free to tune in to CFTVHD and have a listen to one of our Council meetings, you know, just as a reminder as to why you retired. Best wishes from all of us Brian."

Mr. Neufeld, on the behalf of administration, provided comments on Mr. Sweet's retirement calling him gracious and a gentleman.

Mr. Sweet thanked Council and administration for their comments. He thanked Council and all Councils before them and staff saying that Leamington is a super place to work.

Adjournment:

No. C-148-15

Moved by: Councillor Hammond
Seconded by: Councillor Dunn

That the meeting adjourn at 7:46 PM.

Carried

John Paterson, Mayor

Ruth Orton, Clerk

Minutes approved at Council Meeting held
June 1, 2015, Resolution C-XX-15,
Confirmation By-law XXX-15

The Corporation of the Municipality of Leamington

Special Closed Meeting Minutes

Monday, May 25, 2015 at 5:00 PM

Leamington Ante Room

Members Present: Mayor John Paterson
Deputy Mayor Hilda MacDonald
Councillors: Bill Dunn, John Hammond, John Jacobs, Larry Verbeke,
Tim Wilkinson

Staff Present: Chief Administrative Officer Peter A. Neufeld
Director of Legal and Legislative Services Ruth Orton
Legal and Legislative Services Brian Sweet
Director of Development & Community Services Tracey Pillon-Abbs

Also in attendance: Suzanne Porter, Kavannaugh Milloy

Disclosures of Pecuniary Interest:

None.

Moving into Closed Session:

No. S-64-15

Moved by: Councillor Verbeke
Seconded by: Councillor Hammond

That Council move into closed session at 5:00 PM pursuant to Subsection 239(2) (e) of the Municipal Act, 2001 to consider the following; Confidential Report LLS-22-15 dated May 8, 2015 regarding Legal Advice, Potential Litigation regarding Transfer of Certain Lands, Confidential Report LLS-24-15 dated May 15, 2015 regarding Confidential Personnel Issue, Legal Advice and to discuss Legal Issues OMB Appeal (Keepsake) and that Suzanne Porter of Kavannaugh Milloy be allowed to attend.

Carried

Matters for Consideration:

1. **Confidential Report LLS-22-15 dated May 8, 2015 regarding Legal Advice, Potential Litigation regarding Transfer of Certain Lands**

Legal and Legislative Services, Brian Sweet presented the report.

2. **Confidential Report LLS-24-15 dated May 15, 2015 regarding Confidential Personnel Issue, Legal Advice**

Legal and Legislative Services, Brian Sweet presented the report.

No. S-65-15

Moved by: Councillor Jacobs
Seconded by: Deputy Mayor MacDonald

That administration be directed to undertake the proposed action contained in Confidential Report LLS-24-15.

Carried

3. **Discussion, Legal Issues OMB Appeal (Keepsake)**

Chief Administrative Officer, Peter Neufeld introduced the discussion.

No. S-66-15

Moved by: Councillor Verbeke
Seconded by: Councillor Jacobs

That administration be directed to proceed as per document provided at meeting regarding Legal Issues on the OMB Appeal (Keepsake).

Carried

Moving into Public Session:

No. S-67-15

Moved by: Councillor Dunn
Seconded by: Councillor Hammond

That Council move into public session at 5:59 PM.

Carried

Adjournment:

No. S-68-15

Moved by: Councillor Wilkinson

Seconded by: Councillor Jacobs

That the meeting adjourn at 5:59 PM.

Carried

John Paterson, Mayor

Ruth Orton, Clerk

Minutes approved at Council Meeting held
June 1, 2015, Resolution C-XXX-15,
Confirmation By-law XXX-15

Report

To: Mayor and Members of Council
From: Danielle Truax, Manager of Planning Services
Date: June 1, 2015
Re: Zoning By-law Amendment - ZBA#113
By-law #476-15 - Final Reading
W/S Cherry Lane (330-000-00150)

Aim:

To recommend that By-law #476-15, being a by-law to site specifically zone vacant land on the west side of Cherry Lane from Commercial Highway Zone (C2) to Commercial Highway Zone (C2-16) to permit the lands to be used for residential apartment buildings and nursing home/long term care facilities, in addition to the uses permitted in the C2 Zone be read for a third and final reading.

Background:

On April 13, 2015 a public meeting was held to consider the following applications:

- i) Official Plan Amendment No. 4 (OPA #4) which proposes to add a special policy to the Official Plan to allow the area to be developed for mixed uses.
- ii) Zoning By-law Amendment ZBA#113 seeks to site specifically allow residential and institutional uses on the vacant lands fronting on Cherry Lane, in addition to the commercial uses already permitted. A zoning by-law amendment application has been submitted to establish the appropriate zoning provisions for the proposed uses including setbacks, maximum building height, lot coverage and parking.
- iii) Consent Application B/11/15 (Lot Creation)
- iv) Consent Application B/12/15 (Lot Creation)
- v) Consent Application B/13/15 (Reciprocal Access, Servicing and Parking)

A final planning report PLA-23-15 was presented to Council on May 4, 2015 recommending support of the applications and seeking direction to forward OPA #4 to the County of Essex for approval. The County of Essex was provided with the Official Plan Amendment package on May 12, 2015 for review.

By-law #476-15, being the amending by-law brought forward for ZBA #113 received first and second reading on May 4, 2015. The final reading was to occur upon the approval of OPA #4. The final reading of the by-law was delayed to ensure that the permitted uses did not come into effect until the underlying special policy for the subject property was approved by the County of Essex.

Proposal:

The County of Essex has indicated that the more appropriate procedure would be to approve the amending by-law which implements the Official Plan Amendment and to commence the appeal period. By approving the zoning by-law ahead of OPA #4 the County can be satisfied as to whether there are outstanding concerns or matters which should be addressed prior to the approval of the Official Plan Amendment.

By-law #476-15 is being presented to Council for 3rd and final reading. Upon the final reading of By-law #476-15, a Notice of Passing will be provided to all those who requested to be notified Council's decision, as well as property owners with 120 m (400 ft.) of the subject property and those persons prescribed under the *Planning Act*. The appeal period will run for 20 days from the issuance of the Notice of Passing.

By-law #476-15 has been amended to include a statement which indicates the provisions of the site specific zoning do not come into effect until the final approval of Official Plan No. 4. A building permit for the permitted uses will not be available until after the last days of appeal for both ZBA #113 and OPA #4 and a final site plan has been approved by Council.

Financial Impact:

There are no financial implications to the municipality as a result of the final approval of amending By-law #476-15.

Recommendation:

That By-law 476-15, being a by-law to site specifically zone vacant land on the west side of Cherry Lane from Commercial Highway Zone (C2) to Commercial Highway Zone (C2-16) to permit the lands to be used for residential apartment buildings and nursing home/long term care facilities, in addition to the uses permitted in the C2 Zone be read for a third and final reading. (Report PLA-29-15)

Respectfully submitted,
Danielle Truax, Digitally signed by
Manager of Danielle Truax,
Planning Manager of
Services Planning Services
Danielle Truax, Date: 2015.06.02
16:25:54 -04'00'

Tracey Pillon-Abbs, Digitally signed by
Director of Tracey Pillon-Abbs,
Community & Director of Community
Development & Development Services
Services Date: 2015.06.03
10:32:34 -04'00'

:dt

Peter
Neufeld, CAO Digitally signed by Peter Neufeld, CAO
DN: cn=Peter Neufeld, CAO, o, ou,
email=pneufeld@leamington.ca, c=CA
Date: 2015.06.04 13:20:45 -04'00'

Report

To: Mayor and Members of Council
From: Lu-Ann Barreto, Drainage Superintendent
Date: March 23, 2015
Re: John Leslie Drain -Replacement of Bridge
Lot 15, Concession 6, Municipality of Leamington

Aim:

For the appointment of Rood Engineering for the preparation of a report and the necessary plans related to works on the John Leslie Drain, pursuant to the provisions of Section 78 of The Drainage Act R.S.O. 1990.

Background:

The Drainage Superintendent was advised that the existing bridge over the John Leslie Drain as noted below has failed, and is unsafe to pass vehicles over. The affected property owner has requested the bridge be replaced.



Comments:

The Superintendent has reviewed the by-laws for the John Leslie Drain and determined that the bridge is not considered a by-law bridge, which means that this structure was not installed under the Drainage Act, nor designed by an engineer. Therefore the

Superintendent does not have the authority to replace the existing culvert without preparation of an engineer’s report under maintenance.

The property owner, John DeGoey, currently has 4 bridge crossings over the John Leslie Drain the farm grant from OMAFRA will not apply as per the ADIP policy (1 grantable bridge per parcel).

Financial Impact:

Task (10-7-0680- 940000-200095)	Budget Estimate
Engineering Design	\$8,500.00
Construction	*TBD
Funding	
Leamington Municipal Share	\$0.00
Landowners	\$8,500.00
Grant	n/a
Total	**\$8,500.00

*Cost for construction will form part of the Engineer’s Report

**Final cost may increase if there are any appeals to the report.

Recommendation:

That Rood Engineering be appointed to prepare a report for the bridge replacement over the John Leslie Drain (Lot 15, Concession 6), pursuant to Section 78 of the Drainage Act;

And that all costs for the project be charged to Account # 10-7-0680- 940000-200095;

And that the Essex Region Conservation Authority be advised of the proposed improvements (Report DR 17-15).

Respectfully submitted,

Lu-Ann Barreto
Drainage Superintendent

Allan Botham, P.Eng.
Manager of Engineering
Services

Robert Sharon, CMO
Director of Infrastructure
Services

File:T:\Community Services\Community Services\Community Services Council Reports\2015 Reports\Drainage\DR-17-15 - John Leslie - DeGoey Access\word\DR-17-15 John Leslie Drain - Bridge Replacement DeGoey.doc

Report

To: Mayor and Members of Council
From: Kit Woods, Manager of Environmental Services
Date: March 20, 2015
Re: PCC Capital Projects & Odour Control Engineering

Aim:

To recommend engaging the engineering services of consulting engineers for the capital projects & odour control work scheduled for the Pollution Control Centre in 2015 & 2016, and

To recommend conducting full scale pilot testing of odour control chemicals for liquid streams that are directed to the PCC headworks.

Background:

Two major projects are contemplated over the next two years at the PCC:

1. Demolition of the old, now decommissioned original plant, mainly located on the West side of the Selkirk drain.

This project has a 2015 approved budget of \$160,000, and a projected 2016 cost of \$1,050,000. The 2015 cost will allow for the commencement of the engineering drawings and specifications for the demolition. It will hopefully also allow for the removal of any remaining material required to be removed from the old Heinz Lagoon and the identification of designated or hazardous substances in the old buildings. The actual demolition work and landscaping etc. will be undertaken in 2016, subject of course to Council approval. This work was originally identified as Phase 7, the final phase of the PCC Upgrade project.

2. Upgrades to the Biosolids operation:
 - a. To replace major equipment that has completed its useful life
 - b. To modify the biosolids building envelope to ensure a negative pressure at all times for odour reduction while addressing internal odour and heat issues within the facility.
 - c. Conduct pilot testing of chemical feed to liquid streams that are directed to the headworks, and to then incorporate equipment and processes into the upgrades, based on the pilot testing results.

This capital item has a 2015 approved budget of \$405,000, and a projected 2016 cost of \$1,625,000. The 2015 cost will allow for the preparation of the engineering drawings and specifications for tendering the replacement of biosolids equipment; sludge cake / cement kiln dust mixer (CSP mixer), cyclone, drum dryer, & furnace.

Also included is the engineering design for building, piping, and equipment modifications for odour control. The construction work will be undertaken in 2016, subject again to Council approval of the 2016 budget. The results of proposed full scale pilot testing of odour control chemical feed will be used to size permanent equipment installation.

Also in 2015 the full scale pilot project for testing chemical feeds for odour control is recommended under this capital item.

Comments:

1. Demolition:

The demolition site is shown on the attached aerial photo, (Appendix A), highlighted in red. At the South East corner the area may be expanded to include the old dewatering building/shop, depending on whether it can be cost-effectively renovated for PCC storage purposes.

The blue area is being considered for possible storage of material for Water, (stone, sand, gravel, excavated material, etc.) and street sweepings from Public Works for drying out prior to transfer to landfill or other disposal. However at this time there are no specific plans.

The location of the Highbury Canco screening building is shown in yellow. It may be advantageous to relocate the screen to the northern edge of the PCC property. The present Highbury inlet sewer follows a circuitous route around the plant before dropping into the main PCC inlet sewer. Given the present volume of waste from Highbury it may be appropriate to remove the screen entirely. This will be explored further.

The long term plan to accommodate growth in the municipality is to “mirror image” the new PCC treatment train, adjacent to it to the West. This however will mean relocating the Selkirk drain, probably into the red area. If the relocation turns out not to be possible then the red area itself would be needed for plant expansion.

The intent is to demolish and remove building structures, metals & plastics, equipment, buried cable etc. Underground piping will be capped, and together with underground concrete structures will be buried, down to below whatever minimum depth legislation requires and/or 1 to 2 metres.

Dillon Consulting were the engineer of note for the original plant, and have all the original plant drawings. They have quite a bit of history with the PCC, having designed the lake section of the PCC outfall, and were involved in the original biosolids building construction. They have also been working on the identification of designated

substances and hazardous materials that may exist in the original Heinz and Town treatment plant buildings.

In addition Dillon Consulting conduct the National Pollutant Release Inventory (NPRI) reporting for the PCC, and have been working with the municipality regarding the odour issues, discussed elsewhere in this report.

Dillon Consulting has extensive expertise in demolition work, with staff who have recently undertaken projects in demolition of metal recycling & smelting facilities, and a natural gas compressor booster station in a residential neighbourhood.

For these reasons Dillon Consulting were requested to provide a proposal for the engineering and project management for the demolition of the decommissioned plant.

2. Biosolids Upgrade:

The consulting team of CH2M Hill/Stantec have been the engineers of note for the PCC Upgrades since the new Headworks, Administration buildings and UV disinfection facilities were constructed. They have provided the engineering services for the process, mechanical and electrical designs of all of the upgraded PCC. They have previously prepared preliminary designs for modifications to odour control piping within the biosolids operation. They also designed the most recent modifications to the biosolids operation with the installation of the new centrifuges and the biofilter.

They were therefore requested to provide a proposal for services to provide the necessary upgrades to the biosolids facility. These include the replacement of major equipment that has completed its useful life, and modifications to the biosolids building envelope to ensure a negative pressure at all times for odour reduction while addressing internal odour and heat issues within the facility.

The work involves the following:

a) Major equipment replacement:

All the biosolids equipment was purchased by and is owned and operated by the Municipality. Equipment has been replaced, and renewed over the years since the plant came into operation. The most recent upgrade took place in 2007 when the latest centrifuges and associated equipment were installed, the biofilter constructed, and the barn area increased in size. However some equipment was installed when the N-Viro contract commenced in 1994, and this equipment needs replacement. In particular the CSP mixer, the furnace and drum dryer, and the associated air removal stream equipment (cyclone separator, venturi, demister, exhaust fan, etc.).

Since this equipment relates to the "N-Viro portion" of the biosolids operation a brief review of the N-Viro contract is provided below.

N-Viro:

In 1994 a contract was entered into having an ultimate start date of January 1996, with N-Viro Systems Canada Inc. to process the sludge cake from the PCC centrifuge at the time, by mixing with an alkaline admixture (cement kiln dust). The resultant mixture was to then be sent through a drier, and the final product placed in storage - at that time outdoor windrow - prior to farmland application. Construction was by Leamington, and the operational work would be carried out by Leamington staff. Since the process was new at that time, N-Viro was to provide the design of the equipment, expertise, advice, and removal of final product, together with dealing with regulatory authorities, management of the supply of alkaline admixture, staff training, and quality assurance & quality control.

The 15 year Contract Agreement expired at the end of December 2010. Prior to the end of the contract Administration contacted N-Viro regarding a possible extension and revisiting of pricing. This was reported to council in Report PCC 11-09. Clearly the municipality now had 15 years' experience with the process, and many of the activities N-Viro were originally to provide under the Agreement were no longer necessary.

Thus while the process had proven excellent in terms of being able to dispose of the biosolids in an environmentally responsible manner (and still is), the terms of the original agreement needed revision.

The Council Resolution for report PCC 11-09; C-454-09 states:

1. That the administration be authorized to prepare a three year extension agreement to the existing contract, from January 1, 2011 until December 31, 2013, on the basis of N-Viro's proposal, to allow for possible alternate processing sites to be explored by N-Viro for a longer term contract;
2. That the Mayor and Municipal Clerk be authorized to sign an extension agreement with N-Viro, satisfactory in form to Corporate Counsel and;
3. That administration be authorized to enter into discussions with N-Viro at the appropriate time, to attempt to re-negotiate a bio-solids processing contract for a further long term period.

Preliminary discussions took place regarding a further long term agreement, but were still preliminary when, in November 2013 Heinz announced the closure of their Leamington plant. Heinz contributed over half the solids & organic loading to the Leamington PCC, which loading dictates the amount of biosolids produced by the PCC and thus the basis for any agreement with N-Viro. Administration was therefore in no position to continue negotiations regarding a long term agreement, not knowing how much product would be produced.

Also N-Viro had not progressed further with an alternate "central" processing site they were proposing to build in the London area. (The intent of that

proposal would be that Leamington sludge cake would be transported to that site for further processing.)

Accordingly it was agreed to continue with the revised 3 year arrangement, on an annual basis after 2013, until there was some certainty around the production expected from the PCC without Heinz.

The average annual amount of product produced at the PCC over the ten years up to 2013 was 10,854 tonnes. In 2014 with half a year with Heinz and half a year (including the Tomato season) with Highbury Canco, the production was 6,469 tonnes. It is anticipated that the total production for 2015 will be approximately 4,500 tonnes.

This reduction in loading and product will have many benefits, including reduced operating costs in the biosolids area, and reduced costs associated with the N-Viro processing and disposal. It will allow for replacement equipment to be sized smaller, or at worst the same as at present to allow for growth in the system. It will also allow for better storage of final product, which was always a difficult issue previously with insufficient space at times. This should also help with odours emanating from the barn area.

In December 2013 N-Viro Systems Canada LP was purchased by Walker Industries in Thorold. Since Walker Industries have their own sites and facilities, it seems unlikely that any possible alternate “central” processing N-Viro site will be a discussion item in the foreseeable future.

Administration is therefore recommending that the discussion noted in item 3 of Resolution C-454-09 continue in 2015 with the new owners, recognizing the present loading from the Highbury Canco operation, on the basis that the processing will continue to take place here in Leamington, under direct control of the municipality.

b) Odour control & building envelope:

In addition to equipment replacement there is a need to review the building envelope particularly with regard to minimizing odours. The proposal from CH2M Hill/Stantec therefore includes this work. Particularly, improvements to the air handling system, to improve odour control in both the process and storage areas, are proposed. Also the functionality of the air handling system for the major equipment will be reviewed.

Evaluation and integration of methods to dissipate heat build-up, especially in the centrifuge area will be undertaken, since this has been an issue within the building that may have led to premature equipment failures in the past.

Architectural upgrades to the building envelope are needed, including the replacement of damaged or deteriorated siding. Improvements to dust control,

equipment layout, and operator functionality of the processing area are also considered.

Of particular importance is the design of an improved odour control system with better air flow and quality, to minimize potential odours. Also included is the implementation of a new odour control chemical feed system, based on the outcome of the pilot testing discussed below.

c) Pilot testing of chemical feed for odour control:

Council may recall that in 2012 Dillon Consulting were hired to conduct an odour study at the Leamington Pollution Control Centre. Council Resolution C-416-12 instructed that based on recommendations from the study, administration should devise a systematic strategy for addressing specific odour sources identified, and report back to Council at the appropriate time. (ES 06-12).

In 2013 report ES 07-13 presented the Dillon Consulting study and Council Resolution No. C-453-13 instructed Administration to refer odour mitigation projects to the PCC budget as appropriate.

Dillon Consulting prepared a proposal to oversee full scale pilot testing of odour control chemicals this summer at the PCC to address the “non-infrastructure” remedies, such as treating the centrate from the biosolids centrifuge operation and the septic waste dumping, both of which are directed back to the headworks.

Dillon Consulting prepared a Proposal Call document to obtain proposals from a short list of two interested and known suppliers of the recommended odour control chemicals. Having reviewed the proposals they have recommended that the pilot testing be undertaken by Evoqua Water Technologies, who provided not only the best overall proposal for the PCC, but the least expensive proposal also.

The full scale pilot will feed chemicals (ferric chloride and ferric nitrate as separate trials) into the sludge feed system of the biosolids centrifuges to neutralize the odour causing gasses (mainly hydrogen sulphide). Results from this testing will then be used to locate and size permanent equipment.

Financial Impact:

The costs for proposals received from the consulting engineers, and for the recommended proposal for the pilot study, are shown below. The proposed engineering costs are broken into two parts; for work that will prepare drawings and specifications ready for issuing tenders in 2016; and the 2016 tender issue, contract supervision and administration during that 2016 work. Administration recommends that the work be awarded to the consultants on the basis of their complete proposals, but on the understanding that approval of 2016 work will be subject to Council approving the 2016 PCC capital budget.

The following table shows the costs. It can be seen that the anticipated costs for 2015 are within the budget allotments. The full extent of the demolition and biosolids construction costs will be more accurately estimated once detailed design work is undertaken. Any changes to the cost estimates can then be reflected in the 2016 capital budget.

Capital budget costing: 2015 & 2016

		2015 Budget	2016 Budget
Capital budget PCC Phase 7 (b) Demolition	20-7-0660-8130-400007	\$160,000.00	\$1,050,000.00
Report Item 1. Demolition	Dillon Consulting ^{Note 1}	^{Note 2} \$88,022.40	\$56,985.60

Capital budget Biosolids upgrades	20-7-0660-8130-303330-400000	\$405,000.00	\$1,625,000.00
Report Item 2 a) Major equipment replacement	CH2MHILL / Stantec Consulting ^{Note 1}	\$225,556.13	\$162,324.50
Report Item 2 b) Odour control & building envelope			
Report Item 2 c) Pilot testing of chemical feed for odour control	Dillon Consulting ^{Note 1}	\$8,446.08	-
	Evoqua Water Technologies pilot work ^{Note 1}	\$33,479.04	-

Note 1: Costs are proposed fees including net HST

Note 2: 2015 costs include proposed "Phase 1" work, plus "Phase 2" tender document preparation

Recommendation:

That the services of Dillon Consulting for engineering services for the Demolition of the original waste water treatment plant at the Leamington PCC be retained, in accordance with the proposals from Dillon Consulting dated March 30, 2015 (Phase 1) and April 15, 2015 (Phase 2) in an amount not to exceed \$142,500 in total, not including HST, to be charged to account 20-7-0660-8130-400007. Phase 2 costs (less tender preparation) of \$56,000 not including HST, are subject to Council approval of the 2016 budget;

And that the services of CH2MHILL & Stantec Consulting for engineering design and construction management services for Biosolids Facilities Upgrades at the Leamington PCC be retained, in accordance with the proposal from CH2MHILL, dated March 19, 2015, in an amount not to exceed \$381,172 in total not including HST, to be charged to account 20-7-0660-8130-303330-400000. Tasks 5, 6, & 7 costs of \$159,517 not including HST, are subject to Council approval of the 2016 budget;

And further, that the services of Dillon Consulting for engineering services for the Piloting Study of Odour Control Chemical Feed systems for the Leamington PCC be retained, in accordance with the proposal from Dillon consulting, dated May 6th, 2015, in an amount not to exceed \$8,300 not including HST, to be charged to account 20-7-0660-8130-303330-400000;

And further, that a purchase order be issued to Evoqua Water Technologies Ltd., in the amount of \$32,900.00 plus HST, for pilot testing of Ferric Chloride & Ferric Nitrate for odour control at the Leamington PCC;

And further, that Administration be authorised to continue discussions noted in item 3 of Council Resolution C-454-09 (*“That administration be authorized to enter into discussions with N-Viro at the appropriate time, to attempt to re-negotiate a bio-solids processing contract for a further long term period”*) with the new owners, Walker Industries, on the basis that the processing will continue to take place at the Leamington PCC, under direct control of the municipality.

(Report ES-03-15)

Respectfully submitted,

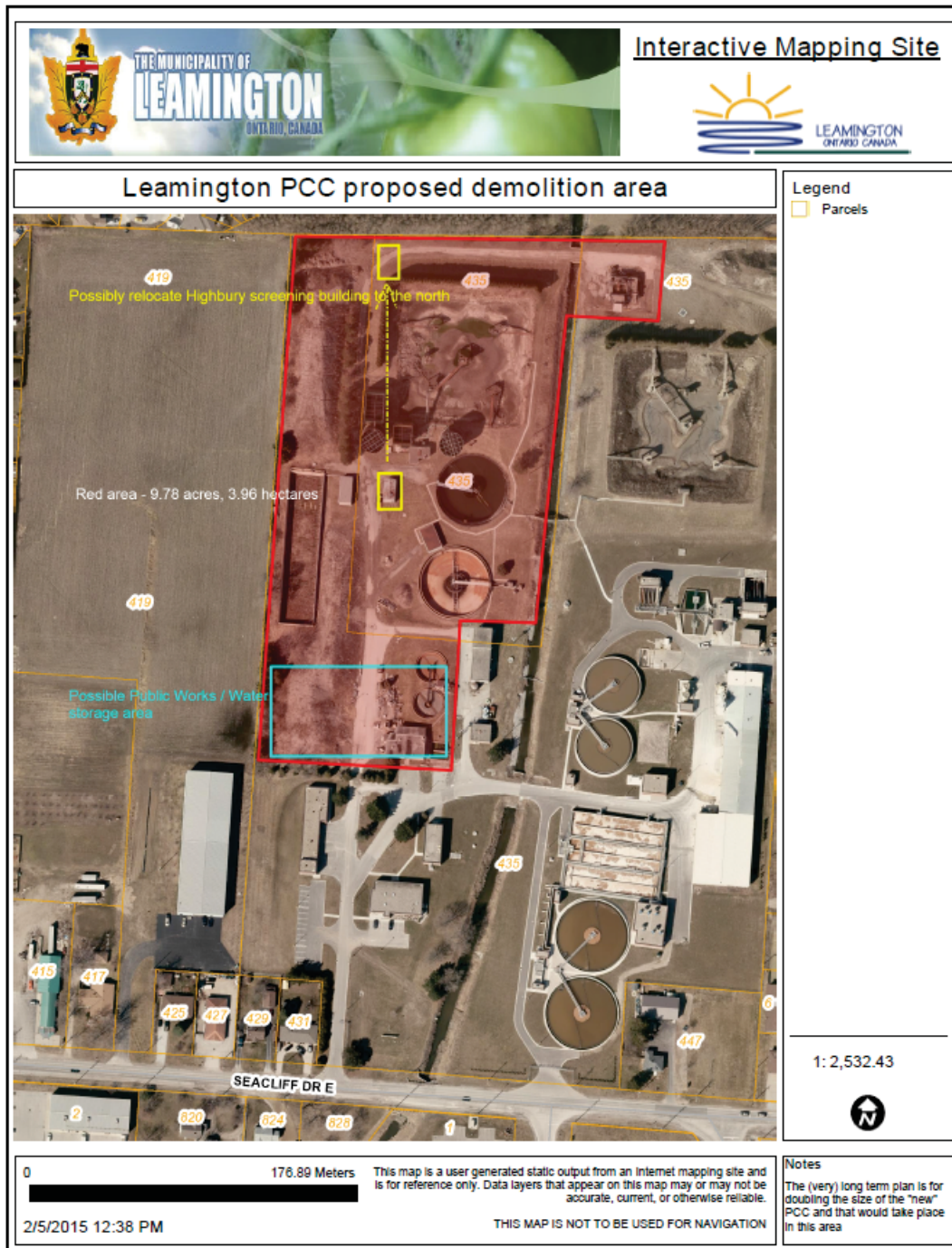
Peter
Neufeld, CAO

Digitally signed by Peter Neufeld,
CAO
DN: cn=Peter Neufeld, CAO, o, ou,
email=pneufeld@leamington.ca,
c=CA
Date: 2015.06.04 13:24:37 -04'00'

Signed: _____
Kit Woods
Manager, Environmental Services

Signed: _____
Robert Sharon
Director of Infrastructure Services

Appendix A.



Report

To: Mayor and Members of Council
From: Terry Symons, Acting Manager of Recreation, Tourism & Culture
Date: May 28, 2015
Re: Leamington Kinsmen Recreation Complex Domestic Hot Water Leaks

Aim:

To inform Council of the premature failure of the domestic hot water system at the Leamington Kinsmen Recreation Complex and to request Council authorization to replace the system.

Background:

The current domestic hot water system at the Leamington Kinsmen Recreation Complex (LKRC) is comprised of a 1,250,000 British Thermal Unit (BTU) boiler with two 500 gallon holding tanks that are 14 years old. The system provides hot water for arena operations including washrooms and the shower areas. In February of this year one tank developed a bad leak and as a result was taken out of service. Recently, the second tank has begun to leak as well. With both holding tanks leaking, the insurance company cannot reissue our insurance certificates until the noted deficiencies are repaired or replaced.

As per a Facility Condition audit conducted at the LKRC In August of last year, the domestic hot water system was not anticipated to be replaced until 2020 at an estimated cost of \$45,000.

Comments:

Administration has received various recommendations and quotations to address this situation.

One recommendation is to continue to utilize the existing boiler and replace the existing storage tanks with a single 500 gallon storage tank. This option would cost \$22,000. The main issue with this is that the current boiler was designed to handle the large quantities the system currently operates. Significant downsizing may result in excessive wear and tear caused by short cycling which would then call for the replacement of the boiler sooner than expected. If administration were to replace the boiler, the cost would end up being similar to the alternative which is the recommended option.

An alternative recommendation would be to replace the tanks and boiler as they are oversized, and upgrade the existing system to two large tankless water heaters. This option would cost \$37,000. The advantages to this option is that we will be able to realize

a significant savings in gas consumption and also have a readily available supply of constant hot water. This also eliminates the potential replacement of an overextended boiler as this is built into the tankless system.

Financial Impact:

This is an unbudgeted item that would be charged to the Kinsmen Machinery and Equipment Capital Expense account (10-7-0670-8030-567000). The value of the work that we would recommend is \$38,085.72 (including net HST) and is recommended to be funded from the Complex Reserve account 40-3-0220-0258-000220. This reserve account currently has approximately \$635,000.

The existing 1,250,000 BTU, 1000 gallon capacity system runs twenty four hours a day 365 days a year. The new proposed system will use approximately 600,000 BTU's, We can also realize a savings over and above the drop in BTU's by heating domestic hot water on demand which easily gives us a reduction in energy use by as much as 10% to 15%. This reduction in energy use would also support our Energy Conservation Demand Management Plan which was completed in 2014.

Recommendation:

That the existing domestic hot water system consisting of a boiler and two (2) storage tanks at the Leamington Kinsmen Recreation Complex be removed and replaced with two (2) tankless water heaters;

And that the cost to complete this work of \$38,085.72 (including net HST), charged to the Complex Reserve account 40-3-0220-0258-000220, be approved. (REC-11-15).

Respectfully submitted,

Terry Symons,
Manager of
Recreation
Tourism & Culture
Terry Symons
Acting Manager, Recreation, Tourism
& Culture Department

Terry Symons, Manager
of Recreation Tourism &
Culture
2015.06.04 12:36:33
-04'00'

Tracey Pillon-
Abbs, Director
of Community
& Development
Services
Tracey Pillon-Abbs
Director, Community & Development
Services

Digitally signed by
Tracey Pillon-Abbs,
Director of Community
& Development
Services
Date: 2015.06.04
12:40:07 -04'00'

/ts

Peter Neufeld,
CAO

Digitally signed by Peter Neufeld, CAO
DN: cn=Peter Neufeld, CAO, o, ou,
email=pneufeld@leamington.ca, c=CA
Date: 2015.06.04 13:27:51 -04'00'

Report

To: Mayor and Members of Council
From: Robert Sharon, Director of Infrastructure Services
Date: May 28, 2015
Re: Canada150 Community Infrastructure Program

Aim:

To provide Council with information regarding the Canada 150 Community Infrastructure Program Fund (Canada 150);

And to request Council approval for the submission of an application under the Canada 150 program.

Background:

On May 15, 2015 the Prime Minister announced infrastructure funding for Canadian communities under the Canada 150 Community Infrastructure Program. The Canada 150 fund earmarked \$44.4 million over 2 years for projects in 'Southern Ontario'. Southern Ontario encompasses everything west of Ottawa, including the GTA, so the geographic area is quite large.

As noted in the announcement, "projects supported through this program will help celebrate our shared heritage, while creating jobs and improving the quality of life for Canadians from coast, to coast, to coast."

Program guidelines released on May 22, 2015 indicate that Canada 150 will fund up to 50% of project costs, but not more than \$1.0 million per project. The program will only fund costs incurred after April 1, 2016, and the project must be complete by March 31, 2018. Applications are due June 9, 2015.

Example projects in the guidelines included; improving accessibility, repairing community centre roofs, expanding or extending trails or bike paths, etc.

Comment:

The Municipality of Leamington must now consider which project to select for submission under the Canada 150 program.

Administration reviewed the program eligibility guidelines, timelines and considered factors such as: the percentage of project funding and maximum funding per project, total

available program funding against the number of eligible municipalities, and the overall capital needs of the Municipality of Leamington. If project funding were based on population alone, Leamington could reasonably expect to receive between \$60,000 and \$100,000. While funding is not population based, but project based within certain parameters as outlined above, this information is useful in determining the amount of funding Leamington could reasonably expect to receive under this program.

The recommended project for consideration is the expansion and reconstruction of the Seacliff Park beach waterfront, with a promenade and the construction of properly designed beach volleyball courts (please refer to Figure 1 below). Improvements to the park under this suggested project will include the construction of additional asphalt walkways to “bring the lake closer to users”, and placement of concrete curbing or rock to create containment areas for beach sand supporting volleyball courts. The concept also includes for the placement of accessibility mats for beach paths and seating area designed to support wheel chairs and electric scooters (Figure 2). The areas created will support and encourage activities along our beach front, and offer accessibility to the water’s edge. An alternative project could be the reconstruction of the Fieldhouse at the Kinsmen Diamonds, currently planned for 2017.

In 1986, the former Town of Leamington retained the services of the MMM Group (formerly Marshal Macklin Monahan) to prepare a Waterfront Study and Master Plan (Master Plan) for the Leamington waterfront. At the time, a number of design and planning issues were identified driving the need for a formal study. The Master Plan considered: transportation issues, parkland acquisition considerations, analysis of feasibility of residential and commercial development and an examination of the existing marina.

The report is significant as it is the basis for waterfront development in Leamington since 1987.

Our waterfront area looked much different in 1987. Since the Master Plan was adopted by Council in 1987 there has been great development and progress, driven by the Municipality, natural disaster and other levels of government. The following is a list of activities that have occurred since adopting the study.

1. Marina expansion from 140 slips in 1986 to 296 today
2. Robson Road Park
3. Promenade/Marina connection to Erie St S
4. Acquisition of lands west of Erie Street
5. Development of Seacliff Park
6. Expansion of Ferry Service
7. Construction of the Seacliff Park Amphitheatre and
8. Construction of the marina building

The most notable objective of the Master Plan not yet achieved, is a continuous pedestrian promenade connecting Seacliff Park to the Marina. The provision of accessible, safe and convenient access along the waterfront is a necessity for both residents and tourists. While this particular initiative may not connect the waterfront in its entirety from the Marina to Seacliff Park, it will set the groundwork to make the connection happen in the future. A number of approvals must be achieved before construction can begin. The Conservation

Authority will work with Leamington to review and permit works on behalf of the MNR, and represent the province regarding the Public Lands Act. The process begins with an application submitted to the Conservation.

Figure 1: Project Concept: Volleyball Courts, Hard Surface Paths, Accessibility Mats



Figure 2: Accessibility Mats- Wasaga Beach, Ontario



Financial Impact:

Planning, design, approval and construction of additional asphalt promenade and volleyball courts is estimated at \$250,000. The suggested request is 50% Federal funding and 50% Municipal funding. Project costs would not be incurred until April 1, 2016, and the project must be complete by March 31, 2018.

Recommendation:

That the information regarding the Canada 150 Community Infrastructure Program be received;

And that the request to submit an application under the Canada 150 program for 50% funding of the expansion and reconstruction of the Seacliff Park Beach area be approved.
(IS-07-15)

Respectfully submitted,

Peter
Neufeld, CAO

Digitally signed by Peter Neufeld,
CAO
DN: cn=Peter Neufeld, CAO, o, ou,
email=pneufeld@leamington.ca,
c=CA
Date: 2015.06.04 13:23:26 -04'00'

Robert Sharon, CMO
Director of Infrastructure Services

The Corporation of the Municipality of Leamington

Minutes of Mayor's Youth Advisory Committee Meeting

Held Wednesday, May 13, 2015 at 7:00 PM

In West End Meeting Room -Leamington Municipal Office

Members Present: Mayor John Paterson
Councilor Larry Verbeke
Brenda Fischer - Staff
Peter Bot
Christopher Koop
Kiara Clement
Alissa Enns
Kelsey Augustine
Bryanna Romanyk
Brianna Jackson
Julia Savo

Members Absent: OPP Constable Kevin O'Neil
Robert Barnier
Peter Gallagher
Kaitlyn Gee
Ethan Letkeman

- (A) Call to Order:
- (B) Disclosures of Pecuniary Interest:
- (C) Review of Minutes:

The minutes of the April 8, 2015 Meeting were reviewed.

Anti-Bullying/ Mental Stress Awareness:

the students did a good job presenting to their respective students bodies and to their Student Parliament. The Mayor attended both LDSS & CCSS for this. The students took the Mental Stress Survey and realized the broad scope of stress triggers that we face in our every-day life.

(D) Items for Discussion:

1. **CWATS & TCT:** the Mayor shared with the committee the County Wide Active Transportation Plan and the 1st phase of the Trans Canada Trail connector for Leamington.

2. **Algae Bloom:**
The Mayor talked with the students about the upcoming LDSS Eco Club presentation at the Municipal Marina. The Mayor will be attending the Algae Bloom Mayor's meeting in Sarnia on Wednesday, June 17.

3. **Committee Focus:**
We asked the group if the MYAC committee should have more of a municipal politics focus? The group indicated that would be interesting therefore future meeting agendas will be set from actual Council Meeting minutes so that the MYAC students keep informed of municipal plans and programs.

4. **Other discussions:**
 - The MYAC thought that the Tomato Fest should have a real band performing for evening entertainment.
 - LDSS school property - hopefully a private developer to take over this parcel once the new school building is open.
 - Anthony Vallee - Prime Minister of the CCSS Student Council is interested in sitting on the Skateboard Park.

(E) Adjournment:

The meeting adjourned at 8:00 PM.

(F) Date of Next Meeting:

Wednesday, June 10, 2015 at 7:00 PM

BF