

# THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

## Regular Council Meeting

Meeting No. 02-2011

Date of Meeting: Tuesday, January 18, 2011

Members Present: Mayor Bill Weber  
Deputy Mayor Elizabeth Davis-Dagg  
Councillor Doug Bonesteel  
Councillor Lorie Scott  
Councillor Ruth Illman  
Councillor Martin Underwood  
Councillor Doug Cook  
Councillor John Russell

Members Absent: Councillor Dave Maguire

Staff Present: C.A.O. John Byrne  
Treasurer Janet Ferguson  
Director of Community Services Peggy Van Mierlo-West  
Planner Patti Richardson  
Administrative Assistant Roberta Brandon

Media Present: Lynda Hillman-Rapley, Lakeshore Advance  
Kim Powell, The Standard

### 1. CALL TO ORDER

The Mayor called the meeting to order at 2:00 p.m.

Mayor Weber opened the meeting with words to both Council and the audience that he was not pleased with the chaos and disorder that occurred at the previous meeting. He made clear that the Council meetings would be conducted according to the procedural by-law and that this in no way discouraged discussion from the public however audience participation and discussion would take place following the proper procedure. Mayor Weber further advised that Dr. Louis Tasfi from Dillon Consulting was in attendance to brief Council on the proposed Grand Bend and Area Sewage Treatment Facility and that only Council would be allowed to ask questions following Dr. Tasfi's presentation.

Deputy Mayor Davis-Dagg noted that this issue of the Grand Bend and Area Sewage Treatment Facility expansion and upgrade was a unique situation and that having Dr. Tasfi at the meeting was a fantastic opportunity for the public to ask questions of this professional.

**11-0118-01 Moved by: Deputy Mayor Davis-Dagg  
Seconded by: Councillor Russell**

That the meeting be declared a Public Meeting in order to give those present the opportunity to ask questions of Dr. Tasfi regarding the Grand Bend and Area Sewage Treatment Facility.

**This motion was later withdrawn.**

A lengthy discussion ensued on the proper procedure that would allow a public meeting to be declared.

Councillor Russell agreed with Deputy Mayor Davis-Dagg's intent however felt that proper procedure for a public meeting should be followed.

Councillor Illman noted the importance of both old and new members of Council taking Dr. Tasfi's presentation as a way of educating themselves on the matter of the Grand Bend and Area Sewage Treatment Facility and that a public meeting should not be declared as proper procedure had not been taken.

Councillor Bonesteel asked for clarification on what is and is not a public meeting and was advised by the Mayor that public participation meetings are specifically advertised for specific purposes such as planning amendments, minor variance and consent applications. At such meetings following the initial presentation, comments or questions will be requested of the audience. Mayor Weber further explained that there are times when Council seeks input from the community on specific items and a special public meeting will be held.

Councillor Underwood made clear that this meeting had not been advertised as a public meeting and there could be persons not in attendance that wouldn't have the opportunity to participate.

Councillor Scott asked for confirmation that public input would be sought through the public meeting process on this issue at a later date and this was confirmed prompting Deputy Mayor Davis-Dagg to withdraw her motion as she was in agreement of the need for future public meetings on the Grand Bend Area Sewage Treatment Facility expansion and upgrade.

**2. DECLARATION OF PECUNIARY OR CONFLICT OF INTEREST**

Mayor Weber asked the members to declare any pecuniary or conflict of interest that they may have with respect to the business itemized on the agenda and none were declared.

**3. Briefing Session for Council on the Proposed Grand Bend and Area Sewage Treatment Facility – Dr. Louis Tasfi of Dillon Consulting**

Dr. Louis Tasfi, Dillon Consulting, attended the meeting to provide information on the expansion and upgrade of the Grand Bend Sewage Treatment Facility that is being partnered with the Municipalities of Lambton Shores, Bluewater and South Huron.

He provided the background information on the Environmental Study Report including the evaluation of alternative treatment solutions and treatment plant upgrade options, such as the New Hamburg and Mechanical Plant.

Dr. Tasfi explained the existing conditions of the Grand Bend lagoons such as the capacity of the existing lagoon system, maximum monthly flow, where the seasonal discharge of effluent goes and the constraints to the expansion and upgrade alternatives due to flood line limits.

Dr. Tasfi cited projected population statistics and sanitary sewage flows of the study area for 2031 and the projected yearly average daily flow for all three participants being Lambton Shores at 33% growth, Bluewater at 21% and South Huron being at 22% growth. He also provided information on the Ministry of Environment's effluent criteria.

Alternatives treatment solutions for sanitary sewage treatment were presented those being as follows:

Alternative No. 1 – Do Nothing (continue to service the existing and limited future development with septic systems) which was considered non feasible.

Alternative No. 2 – On-site tertiary treatment for individual septic systems which was also considered not feasible for several reasons including the high capital cost for homeowners and ongoing maintenance costs.

Alternative No. 3 – Discharge to adjacent existing sewage system. This alternative was also considered not feasible due to the Thedford STF still having insufficient capacity to handle the volume of sewage generated in the study area and the Zurich STF in Bluewater restricted to servicing only the community of Zurich.

Alternative No. 4 – New Municipal sewage treatment plants. This was also considered not feasible for such reasons as high capital, operating and maintenance costs, and a new facility requiring property acquisition, potentially causing adverse impact on the cultural resources, natural features and existing and future land uses.

Alternative No. 5 – Expand and upgrade the Grand Bend Sewage Treatment Facility. This was considered the only feasible alternative as it met the three partnering municipalities' long term servicing needs and provides an immediate and long-term environmentally sustainable solution. This alternative was also considered practical as it conforms to Provincial, County and local land use planning and servicing policies which all require municipal sanitary sewage services for development in settlement areas.

Dr. Tasfi proceeded with his presentation on the alternatives to the expansion upgrade for the Grand Bend Sewage Treatment Facility. Those being as follows:

Alternative No. 1 – Lagoon upgrade – New Hamburg Process;

Alternative No. 2 – Lagoon Upgrade – Wetland/Natural Treatment; or

Alternative No. 3. – Mechanical Treatment Plant Upgrade.

Dr. Tasfi noted that alternative #3 was the recommended option and further explained the comparative evaluation of all three alternatives of the expansion and upgrade using factors such as service and reliability, land use compatibility, protection of natural environment, protection of cultural, socio-economic environment, sludge management and costs.

Dr. Tasfi concluded his presentation with information on the sustainable design concepts that were integrated into this project including the following:

- Wetland treatment and storage of waste sludge; and
- Reducing energy demand from the grid through onsite renewable sources of power such as a roof mounted solar photovoltaic system; photovoltaic system for aerators used for sludge digestion, a green roof, recovery of heat from treated effluent, a solar wall and high efficiency motors.

Councillor Scott asked for confirmation that the proposed sewage treatment system would be able to handle any biodegradable compounds from an increase in prescription drug use by an aging population and Dr. Tasfi explained that if this was the case the system proposed could be enhanced to address this issue.

Deputy Mayor Davis-Dagg questioned the projected population growth for the service area and that perhaps the numbers were too generous and should be reconsidered to insure that the cost of the proposed expansion and upgrade would not be too heavy of a financial burden. Councillors Scott and Bonesteel also questioned the population growth numbers and were advised by Dr. Tasfi that he was confident that these numbers are correct.

Councillor Russell asked if this upgrade to this treatment facility could be scaled back and this was confirmed.

Councillor Illman noted that this proposed expansion and upgrade was based on a 20 year plan however there were components of this upgrade and expansion that would have a much longer life expectancy.

Councillor Underwood explained that he felt confident that the proposed upgrade and expansion to the Grand Bend and Area Sewage Treatment Facility was the best long term solution based on the projected population growth.

Mayor Weber thanked Dr. Tasfi for attending and providing Council with information on the proposed expansion and upgrade of the Grand Bend and Area Sewage Treatment Facility. He noted that Council would take this information forward for discussion with the partnering municipalities.

#### **4. Briefing Session for Council on Municipal Assessment – Brenda Petro, Representative of the Municipality Property Assessment Corporation**

Brenda Petro, Municipal Relations Officer, Municipal Property Assessment Corporation (MPAC), provided Council with an overview of the role of the Municipal Property Assessment Corporation, and the services provided to the residents and municipal customers.

Ms. Petro presented information on property assessment in Ontario and the valuation process including details on the approach to estimating the value of a property such as direct sales comparison, income and cost. She explained the five major contributors to value those being location, lot size and dimensions, living area, age and quality of constructions.

Ms. Petro provided information on the property assessment notice, requests for reconsideration and appeals and how to access online assessment information for one's own property, as well as comparison for similar houses.

She also advised Council that MPAC was responsible for producing the Preliminary List of Electors for each municipal and school board election and by-election in the Province of Ontario and concluded her presentation to Council by providing information on the outreach initiatives of the Municipal Property Assessment Corporation and local statistics on the number of properties in Lambton Shores, total assessed value etc.

Mayor Weber thanked Ms. Petro for her very informative presentation.

**11-0118-01 Moved by: Deputy Mayor Davis-Dagg  
Seconded by: Councillor Scott**

That the meeting go into a Closed Session at 4:05 p.m. to discuss a property matter. Carried

Council rose and reported progress on a property matter.

## **ADJOURNMENT**

**11-0118-02 Moved by: Councillor Underwood  
Seconded by: Councillor Illman**

That the January 18, 2011 Council meeting adjourn at 5:20 p.m. Carried