



Town of Amherstburg Council Brief

Highlights from the August 11th, 2025 meeting of Council:

REPORT OUT FROM IN-CAMERA SESSION

Item A – Legal Advice and Negotiations Related to a Proposed Commercial Development

Administration was directed to proceed on the verbal direction of council.

Item B – Update on Agreement with the Amherstburg Admirals

The matter was received for information by Council.

Item C – Update Regarding Bob-lo Island Municipal Facility

The matter was received for information by Council.

Item D - Legal Advice and information regarding a contract for policing operational services provided to the Town of Amherstburg

Administration was directed to proceed on the verbal direction of council and that the Mayor provide a public update.

MINUTES FROM PREVIOUS MEETING

Council adopted the following minutes:

- 2025 04 14 - Special In-Camera Council Meeting Minutes (Public)
- 2025 04 29 - Special Planning Meeting Minutes
- 2025 05 12 - Special In-Camera Council Meeting Minutes (Public)
- 2025 05 26 - Special In-Camera Council Meeting Minutes (Public)
- 2025 05 26 - Special In-Camera Council Meeting Minutes (Confidential)
- 2025 06 24 - Special Council Meeting Minutes (Public)
- 2025-07 14 - Regular Council Meeting Minutes
- 2025 07 14 - Special In-Camera Council Meeting Minutes (Public) 45
- 2025 07 14 - Special Council Meeting Minutes- Planning

REPORTS

River Canard Pump Station Generator Project

Council previously approved funding in 2023 and 2024 for the River Canard Pump Station Generator Project, which included demolishing the old generator building, installing a new outdoor generator and control panel, and completing related electrical work. Due to unforeseen construction issues, additional utility costs, and coordination fees, Council has approved an over-expenditure of \$26,258.48 to be funded from the Wastewater Reserve.

Concession Road 8 Road Reconstruction (721008) – Tender Results

The Town issued a Request for Tender for the Concession Road 8 Reconstruction project, which includes full roadway reconstruction and the addition of a paved shoulder from Alma to 680m north of Texas Road (River Canard Bridge). Council approved awarding the project to D'Amore Construction (2000) Ltd. for \$2,641,028 (excluding HST), authorized potential scope adjustments within the total approved funding of \$3,020,099, and directed that any surplus funds be returned to the General Reserve Fund.

Green Municipal Fund Grant Application

Council endorsed the Town's application to the Federation of Canadian Municipalities' Growing Canada's Community Canopies Grant, which, if approved, will help fund the planting of approximately 350 new trees along municipal roadways. To support this initiative, Council authorized up to \$74,564 from the Tree Reserve, along with existing operational funds, for the Town's share of the project. Council also approved the necessary agreements and delegated authority to execute the scope of work should the grant be awarded.

Boblo Island Soth End Development – Assumption of Underground Infrastructure, Curbs and Concrete Roadway

Council directed Administration to meet with the developer to negotiate a repair schedule, completion of the pedestrian walkway, and other outstanding items, and to report back to Council before year-end prior to proceeding with the acceptance and assumption of the underground infrastructure, curbs and concrete roadway.

Sign By-law 2025-001 Amendment (SBA-001) Legion Sign Modification

The Royal Canadian Legion Fort Malden Branch 157, proposed replacing their existing Pylon Sign with an electronic version to improve visibility and ease of use. Council has approved the amendment (SBA-001) with conditions and requirements including but not limited to a nightly shut-off time, compliance with illumination standards, animation or off-site advertising restrictions, copy changes intervals, and submission of product specifications for Town review.

Zoning By-law Amendment for Lands Severed from 3918 Concession 3 S.

Council approved By-law 2025-052 to change the zoning of five residential lots at 3918 Concession 3 S from "Agricultural" to "Residential Type 1A." This change, required as part of the lot severances, brings the zoning in line with the Town's low-density residential designation of the Official plan and includes updated stormwater and site servicing requirements.

Report Back on Municipal Accommodation Tax (MAT)

Administration updated Council on the MAT, summarizing feedback and concerns from accommodation providers at the July 22, 2025 Open House. Council directed Administration to engage in discussions with TWEPI and the City of Windsor on the implementation and collection of the MAT, and to report back with details on the process, any new or amended By-laws, as well as potential costs, risks, and opportunities. Council also requested that Administration provide a report on the option to administer the MAT program locally and

independently from TWEPI.

Zoning By-law Amendment ZBA-12-25 for 248 Crystal Bay Drive Hold Removal

Council approved By-law 2025-060 to rezone the property at 248 Crystal Bay Drive from holding Residential Type 1A (h-R1A) to Residential Type 1A (R1A). Council also approved the associated Development Agreement and passed By-law 2025-064 to authorize its signing.

Consent Agreement for Lot Severed from 160 McLeod Avenue

Council approved a Consent Agreement to fulfill conditions of severance for one new residential lot at 160 McLeod Avenue. Council also passed the associated By-law 2025-011 authorizing the agreement's execution.

Consent Agreement for Lots Severed from 3918 Concession 3 S and from 507 McLeod Avenue

Council considered the report regarding Consent Agreements required as conditions of severance approvals for residential lots at 3918 Concession 3 S and 507 McLeod Avenue. Council approved entering into the agreements to ensure appropriate servicing and development. Council also passed the associated By-law 2025-058 authorizing the agreement's execution.

Purchase of Medium-duty Support/Rescue Vehicles

Council approved a \$468,248 contract with Dependable Truck & Tank Limited to supply two new medium-duty support/rescue vehicles for the Fire Department. Additional funding of \$118,248 plus non-recoverable HST will come from the Fleet Reserve, with savings from repurposing three existing fire vehicle to fleet and proceeds from selling two Public Works trucks used to replenish the reserve. Council also directed that these Public Works trucks be replaced with ½ ton models once their capital is exhausted.

INFORMATION REPORTS

Amherstburg Detachment Policing Activities Report – June

Council received the report for information.

Quarterly Fire Department Activity

Council received the fire activity report for Mar – May 2025 for information.

Remembrance Activities of the Royal Canadian Legion Fort Malden Branch 157 – Veteran's Banners

Council received the report for information regarding the Royal Canadian Legion Fort Malden Branch 157's proposed Veteran's Banner initiative, which aims to honour Canadian Armed Forces veterans by displaying commemorative banners along Sandwich Street South leading up to Remembrance Day.

CONSENT CORRESPONDENCE

Essex-Windsor Solid Waste Authority Resolution 67-2025 Re Green Bin Program P&E Campaign Summary

Council received the Green Bin campaign correspondence from EWSWA as part of

their comprehensive outreach strategy.

CONSENT OTHER MINUTES

Council received the minutes of the following:

- July 2nd, 2025 Committee of Adjustment Meeting
- July 17th, 2025 Economic Development Advisory Committee

OTHER MINUTES

Drainage Board Meeting Minutes – July 8, 2025

Council received the Drainage Board meeting minutes and approved two drainage projects. They agreed to proceed with requested improvements to the Ernest Paquette Drain by appointing Josh Warner, P.Eng. of R. Dobbin Engineering Inc., and to the Branch of the Alvin Bondy Drain by appointing Oliver Moir, P.Eng. of Dillon Consulting Ltd., to examine and report on the necessary work.

BY-LAWS

2025-047 – A By-law to regulate the Keeping of Animals and the Care and Control of Animals within the Town of Amherstburg

Council moved to defer the agenda item to a later meeting of Council.

By-law 2025-066 – To Appoint a Municipal Clerk and Deputy Clerk

Council passed By-law 2025-066 to appoint a Municipal Clerk and Deputy Clerk and authorized the Mayor and Clerk to sign the by-law following its third and final reading.

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