

**The Corporation of the Town of Essex**

**Drainage Board**

**Consideration of Report Minutes**

August 6, 2025, 4:30 pm

Harrow and Colchester South Community Centre, 243 McAfee Street

Present: Member - Dougherty, Janice  
Member - Bezaire Arevalo, Daniel  
Vice Chair - Dufour, Percy  
Member - Pocock, Tiffany

Regrets: Chair - Sauve, Danny

Also Present: Lindsay Dean, Drainage Superintendent  
Tanya Tuzlova, Recording Secretary  
Shelley Brown, Deputy Clerk, Legal and Legislative Services

Langlois-Arner Drainage System and the Colchester Heights Drainage Scheme

Accessible formats or communication supports are available upon request. Please contact the Clerk's Office at [clerks@essex.ca](mailto:clerks@essex.ca) or 519-776-7336 extension 1100 or 1101.

Present for the Langlois- Arner Drainage System and the Colchester Heights Drainage Scheme:

Paul and Sherri Marontate, 634 County Road 50 West

Ron Pniewski, 671 Ambassador Beach Road

Wing On Li, 115 Allison Avenue, for Colchester Bay Inc.

Ted Gorski, 6110 County Road 11

**1. Call to Order**

Shelley Brown, Deputy Clerk, called meeting to order at 4:36 PM.

**2. Land Acknowledgement**

We acknowledge that this land is the traditional territory of the Three Fires Confederacy of First Nations (comprised of the Ojibway, the Odawa, and the Potawatomi Peoples), and of the Huron-Wendat Peoples. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island who have been living and working on the land from time immemorial.

**3. Declarations of Conflict of Interest**

There were no declarations of conflict of interest noted at this time.

**4. Adoption of Published Agenda**

**4.1 Drainage Board Meeting Agenda for August 6, 2025.**

**DB-25-08-01**

Moved By Janice Dougherty, Member

Seconded By Tiffany Pocock, Member

**That** the published agenda for the August 6<sup>th</sup>, 2025, Drainage Board be adopted as presented.

**Carried**

**5. Adoption of Minutes**

**5.1 Adoption of Minutes for July 29, 2025**

**DB-25-08-02**

Moved By Janice Dougherty, Member

Seconded By Daniel Bezaire Arevalo, Member

**That** the minutes of the Drainage Board Meeting held July 29, 2025, be adopted as circulated.

**Carried**

**6. Election of the Drainage Board Chair**

**DB-25-08-03**

Moved By Janice Dougherty, Member

Seconded By Tiffany Pocock, Member

That Janice Dougherty is elected a Chair of the Consideration of Report Meeting.

**Carried**

**7. Presentation by Drainage Superintendent**

Lindsay Dean, Drainage Superintendent, explained the process under the Drainage Act. Ms. Dean also explained the scope of the project and the purpose of the Consideration of Report meeting. Ms. Dean explained the responsibilities of the property owners during the project and outlined the next steps in the process. Ms. Dean explained appeal options.

**DB-25-08-04**

Moved By Janice Dougherty, Member

Seconded By Daniel Bezaire Arevalo, Member

**That** the presentation by Lindsay Dean, Drainage Superintendent, be adopted as presented.

**Carried**

**8. Langlois-Arner Drainage System and the Colchester Heights Drainage Scheme**

**8.1 Written Appeals Received by the Due Date**

Shelley Brown, Deputy Clerk, informed that no written appeals were received by the Clerk's Office by the due date.

**8.2 Written Appeals Received after the Due Date**

Shelley Brown, Deputy Clerk, informed that no written appeals were received by the Clerk's Office after the due date.

### **8.3 Verbal Report by Antonio B. Peralta, Professional Engineer, N. J. Peralta Engineering Limited**

Antonio B. Peralta, Professional Engineer, N. J. Peralta Engineering Limited, presented the detailed overview of the report. Mr. Peralta noted that Oliver Moir, Dillon Consulting Limited, was engaged as the Developer's engineer to prepare the drainage design.

#### **DB-25-08-05**

Moved By Daniel Bezaire Arevalo, Member

Seconded By Tiffany Pocock, Member

**That** the verbal report provided by Antonio B. Peralta, Professional Engineer, N. J. Peralta Engineering Limited regarding Langlois-Arner Drainage System and the Colchester Heights Drainage Scheme be received.

**Carried**

### **8.4 Public Delegations/Presentations**

Ron Pniewski, 671 Ambassador Beach Road, stated that there is a catch basin in front of his property and asked what the purpose of it is.

Oliver Moir, Professional Engineer, Dillon Engineering Limited, explained the topography of the area and the purpose of the catch basin.

Ted Gorski, 6110 County Road 11, asked about sediment build up at the end of the pipe.

Mr. Moir discussed the proposed design and explained the rationale.

Tiffany Pocock, Drainage Board member, asked if a flap gate at the subdivision drain outlet is needed to prevent backflow.

Mr. Moir explained why a flap gate is not necessary.

Ms. Pocock further asked how the new drainage system and the retention pond will be protected and maintained.

Antonio B. Peralta, Professional Engineer, N. J. Peralta Engineering Limited, explained that the report provides for the maintenance working corridor and buffer zones. Mr. Peralta further explained that the drainage system will be maintained by the Town.

Lindsay Dean, Drainage Superintendent, further explained that there will be legal easements on the drainage works within subdivision. Ms. Dean explained that usually unregistered easements to protect the drainage works are inherent in the Drainage Act process like in the case with Mr. Pniewski, however, this subdivision will contain legal easements that will be registered to ensure that residents are aware of the drainage works.

### **8.5 Decision**

#### **DB-25-08-06**

Moved By Janice Dougherty, Member

Seconded By Daniel Bezaire Arevalo, Member

**That** the report provided by Antonio B. Peralta, Professional Engineer, N. J. Peralta Engineering Limited regarding Langlois-Arner Drainage System and the Colchester Heights Drainage Scheme, Geographic Township of Colchester South, Town of Essex, County of Essex, dated May 26, 2025, Project No. D22-147, be recommended for adoption and that the provisional by-law be prepared for Council’s consideration.

**Carried**

**9. Adjournment**

**DB-25-08-07**

Moved By Daniel Bezair Arevalo, Member  
Seconded By Tiffany Pocock, Member

**That** the meeting be adjourned at 4:48 PM.

**Carried**

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Chair

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Recording Secretary