



The Corporation of the Town of Tecumseh

Legislative & Clerk Services

To: Mayor and Members of Council

From: Robert Auger, Director Legislative Services & Clerk

Date to Council: April 8, 2025

Report Number: LCS-2025-10

Subject: Municipal Restructuring of Monroe Island – Proposal and
Ministry Application

Recommendations

It is recommended:

That Report LCS-2025-10 Municipal Restructuring of Monroe Island-Proposal and Ministry Application **be received**;

And that By-Law 2025-045 regarding the approval of the Monroe Island municipal restructuring agreement with the Municipality of Lakeshore **be considered** for first, second, third and final readings;

And further that Administration **submit** for County of Essex approval the Monroe Island municipal restructuring agreement;

And further that Administration **be authorized** to submit an application for Municipal Restructuring for Monroe Island to reside in the Town of Tecumseh via boundary adjustment to the Ministry of Municipal Affairs and Housing, and for the Town's Solicitor to further such acts necessary to finalize the submission.

Background

On February 23, 2021, Administration presented Report CS-2021-04 that authorized the execution of a Servicing Agreement between the Municipality of Lakeshore (Lakeshore)

and the Town of Tecumseh (Tecumseh) and the property owners of 440 Brighton Road, which property is also known, historically, as Monroe Island. Monroe Island is a unique property located in Pike Creek immediately south of Old Tecumseh Road and east of Brighton Road in Lakeshore. The access to the property stems from a bridge erected on the lands in Tecumseh at 440 Brighton Road. Despite the property being physically located in Lakeshore, it is more efficient and less costly for services to the property to be provided by the Town of Tecumseh. As a result, an interim agreement was entered with Lakeshore which provides for municipal servicing to the property by the Town and which currently remains in effect.

The interim agreement further acknowledges the next steps to formalize this matter which include proceeding with a municipal restructuring proposal to bring Monroe Island formally into the Town of Tecumseh's jurisdiction for tax purposes; and collaboration with Lakeshore in preparing a municipal restructuring proposal to submit for approval to the Ministry of Municipal Affairs and Housing for a Minister's Order.

In accordance with Sections 171 to 173 of the *Municipal Act, 2001*, and Ontario Regulation 219/96, municipal restructuring proposals including annexations within two tiered municipal structures require that each of the affected lower tier Councils (Lakeshore and Tecumseh) as well as the upper-tier Council (County of Essex) hold a public meeting to receive input (if any) on the proposal. Further after the public meetings are held, a by-law recommending the restructuring proposal must be approved by each of the respective Councils. In consultation with the Ministry, a public meeting can be any meeting that is open so long as the public has an opportunity to be a delegation to Council.

Comments

As a result, Administration, in consultation with Lakeshore, has negotiated a boundary adjustment agreement (Proposal) in **Attachment 1** to facilitate the orderly transfer of Monroe Island (subject lands) to the Town of Tecumseh. The Proposal is in keeping with the terms and conditions set in the interim agreement approved by Council in 2021. In brief, the Proposal provides for the following:

1. **Litigation Matters:** Lakeshore does not have any knowledge of any applications or appeals under the Planning Act for the related subject lands prior to the effective date of the agreement. Any private initiated applications or appeals existing after the effective date will be the responsibility of Tecumseh. Any matter before the effective date will remain the obligation of Lakeshore.
2. **Transfer of Records:** Upon the request of Tecumseh, Lakeshore and the County of Essex, will transfer any records such as studies, designs or similar material that are associated to the subject lands in relation to comply with a Municipal Freedom of Information request under the *Municipal Freedom of Information and the Protection of Privacy Act., R.S.O 1990.c.M56* as amended.

3. **Taxation:** Tecumseh shall apply to the Municipal Property Assessment Corporation (MPAC) for a new assessment roll number to identify the subject lands in Tecumseh within three months of the effective date.
4. **Emergency and Social Services:** Tecumseh will work with Lakeshore to update the Geographic Information System (GIS) mapping to revise and reflect the new municipal boundary. Both municipalities will work collectively with the County to ensure that Emergency Medical Services and social services are aware of the Boundary adjustment.

As the prescribed legislative requirements for municipal restructuring, this report is seeking approval of the Proposal for the subject lands and to provide an opportunity to the public for input on the boundary adjustment proposal. To coordinate with the municipal restructuring process, this Proposal is also being presented to Lakeshore's Council at their April 8, 2025 meeting, for approval. If both Councils approve the Proposal, Tecumseh Administration will circulate the Proposal to the County of Essex for final approval prior to applying to the Ministry of Municipal Affairs and Housing for a Minister's Order to complete the restructuring process.

Consultations

Municipality of Lakeshore
Ministry Municipal Affairs and Housing

Financial Implications

Currently, the cost for providing municipal services is recovered by a payment made annually to Tecumseh from the property taxes collected by Lakeshore for the subject lands. Once the Minister's Order has been made, Tecumseh will apply to MPAC for a new assessment roll number for the subject lands to transfer property tax collection to Tecumseh from Lakeshore.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website Social Media News Release Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Jennifer Alexander, MPA, AOMC, CMO
Deputy Clerk & Manager Legislative Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

Robert Auger, LL.B.
Director Legislative Services & Clerk

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Boundary Adjustment Proposal