

January 25, 2021



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Mr. Gaspare Graziano, C.E.T.  
Engineering Project Manager  
Municipality of Leamington  
111 Erie Street North  
Leamington, ON

Dear Mr. Graziano,

**Re: Review of Public Feedback on PIC#3 and Draft Report for Southeast Leamington Graduated Risk Floodplain Mapping Project**

We have reviewed the digital submissions received on the Public Information Centre (PIC) #3 presentation and above noted Draft Report. Receiving 23 responses was a positive outcome given the world is in a pandemic and the final PIC was presented online. It should be noted this is a small percentage of the overall landowners in the study area and there was limited feedback from landowners outside of the study area. A summary of the comments and our responses, where appropriate, can be found in the chart below.

**Overview of Respondents**

1. A total of 23 respondents. 87% live in the study area;
2. Majority of the respondents were from the east shoreline (81%); and
3. Of the respondents, 86% read the final report online and 59% listened to the recording of PIC#3.

**Overview of Comments**

	<b>Comments on Adaptation Concepts (preferences &amp; recommendations)</b>	<b>Response from Consultant</b>
1.	The overwhelming adaptation preference (ranging from 81% to 100% for the different regions: east shoreline, interior farmland, west shoreline) was Accommodate and Protect.	
2.	Positive support for developing a natural sand bypassing solution for Wheatley Harbour.	
3.	Naturalizing the east shoreline and interior farmland would only shift the erosion risk further to the west. A long-term solution to stabilize the entire east shoreline from erosion is required.	This is possible, it is the Protect Everything concept.
4.	Concerns were raised about the use of MPAC property values, which may underestimate property values.	We understand the concern, but no other data was available, and we are not

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		qualified to estimate market values from assessed values.
5.	More robust economic analysis would help when evaluating alternatives, including the full economic impacts of a dike failure and associated flood damage, plus costing of the adaptation alternatives.	We agree more economic analysis would be beneficial. However, the funding was specifically for a flood risk assessment, not an economic analysis. This could be pursued in the future.
6.	The costs for all the adaptation options are very high and not affordable for the property owners. Implementation of solutions will require cost sharing agreements between local, provincial, and federal governments. Allocating the costs based on a Drainage Act report is one option to determine who benefits and who should pay for the protection.	We agree the Drainage Act could be used to allocate costs to benefiting parties.
7.	Prioritize actions and proceed with protecting the highest risk areas.	We agree with this approach.
8.	If areas are determined to be unsustainable, there may be support for property buyouts at fair market value plus relocation costs. Buyouts should be implemented over time, by willing sellers.	If buyouts are considered in the future, we agree they should be at fair market value.
9.	In the short-term, the Municipality could provide low-cost loans to shoreline property owners with payback through municipal property taxes.	This idea would need to be supported by the Leamington Council.
	<b>Comments on Next Steps</b>	<b>Response from Consultant</b>
1.	Move to the implementation stage and prioritize projects if sufficient funding is not available.	Once an approach is determined, we agree with prioritizing.
2.	Continue with public engagement during next steps.	Agree.

Yours Truly,

Zuzek Inc.

Peter J. Zuzek, MES, CFM, P.Ge.  
President