

# Municipality of Lakeshore

## Minutes of the Regular Council Meeting

Tuesday, October 12, 2021, 6:00 PM

Electronically hosted from Town Hall, 419 Notre Dame Street, Belle River



Members Present: Mayor Tom Bain, Deputy Mayor Tracey Bailey, Councillor Steven Wilder, Councillor Len Janisse, Councillor Kelsey Santarossa, Councillor John Kerr, Councillor Kirk Walstedt, Councillor Linda McKinlay

Staff Present: Chief Administrative Officer Truper McBride, Corporate Leader - Growth & Sustainability Tammie Ryall, Corporate Leader - Operations Krystal Kalbol, Corporate Leader - Strategic & Legal Affairs Kristen Newman, Interim Corporate Leader - Finance & Technology Jessica Gaspard, Division Leader - Capital Projects Wayne Ormshaw, Division Leader - Civic Affairs Brianna Coughlin, Division Leader – Community Planning Aaron Hair, Division Leader - Economic Development & Mobility Ryan Donally, Division Leader - Roads, Parks & Facilities Jeff Wilson, Division Leader - Water Management Albert Dionne, Drainage Superintendent Jill Fiorito, Planner I Ian Search, Planner II Ayusha Hanif, IT Technologist Matthew Mancina

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### 1. Call to Order

Mayor Bain called the meeting to order at 6:08 PM in Council Chambers. All other members of Council participated in the meeting through video conferencing technology from remote locations.

### 2. Moment of Reflection

### 3. Disclosures of Pecuniary Interest

Deputy Mayor Bailey declared a conflict of interest relating to Item 7.2 - Mobility Options Study.

### 4. Recognitions

### 5. Public Meetings under the Planning Act

**1. ZBA-15-2021 – Greg and Lisa Cavers Surplus Farm Dwelling – 1729 Lakeshore Road 219**

Mayor Bain called the public meeting to order at 6:10 PM.

The Planner provided a PowerPoint presentation as overview of the application.

Applicant Lisa Cavers was in attendance but did not speak to the application.

Mayor Bain closed the public meeting at 6:15 PM.

**323-10-2021**

**Moved By** Councillor Walstedt

**Seconded By** Councillor McKinlay

Approve Zoning By-law Amendment Application ZBA-15-2021 (By-law 80-2021, Municipality of Lakeshore By-law 2-2012), to rezone a portion of the farm parcel, indicated as the “Retained Farmland” on the Key Map, Appendix A, located at 1729 Lakeshore Road 219, in the Municipality of Lakeshore, from “Agriculture (A) Zone” to a site-specific “Agriculture Zone Exception 109 (A-109)”, which prohibits a single detached dwelling and permits a minimum lot area of 18.8 hectares; and

Direct the Clerk to read By-law 80-2021 amending the Municipality’s Zoning By-law 2-2012, as presented in the October 12, 2021 Council report.

**Carried Unanimously**

**6. Public Presentations**

**7. Delegations**

**1. Delegation of Approval Authority for the Regional Community Safety and Well-being Plan**

Leonardo Gil, Project Manager - Windsor Essex Regional Community Safety and Well-Being Plan provided a PowerPoint presentation as overview of the project update.

**324-10-2021****Moved By** Councillor Santarossa**Seconded By** Deputy Mayor Bailey

Receive the report for information regarding the Delegation of Approval Authority for the Regional Community Safety and Well-Being Plan, as presented at the October 12, 2021; and

Authorize the Essex County Council to approve the Windsor Essex Regional Community Safety and Well-Being Plan and any subsequent reports on behalf of the Municipality of Lakeshore.

**Carried Unanimously****2. Mobility Options Study**

Deputy Mayor Bailey declared a conflict on this item.

Johann van Schaik from Stantec provided a PowerPoint presentation as overview of the Mobility Options Study.

**325-10-2021****Moved By** Councillor Wilder**Seconded By** Councillor Janisse

Receive the report for information.

In Favour (4): Councillor Wilder, Councillor Janisse, Councillor Santarossa, and Councillor Kerr

Opposed (3): Mayor Bain, Councillor Walstedt, and Councillor McKinlay

**Carried****326-10-2021****Moved By** Councillor Santarossa**Seconded By** Councillor McKinlay

Direct Administration to prepare a business case for implementation of an integrated regional Lakeshore transit/mobility system to include operating permissions, delivery options, feeder services, financial implications, funding sources and a plan for a launch date of 2024 with engagement of the private sector and other regional transit authorities, as further described in the October 12, 2021 Council report; and

Endorse the primary regional route outlined as Option 1a of the Lakeshore Mobility Options Study prepared by Stantec, October 2021.

In Favour (4): Mayor Bain, Councillor Santarossa, Councillor Walstedt, and Councillor McKinlay

Opposed (3): Councillor Wilder, Councillor Janisse, and Councillor Kerr

**Carried**

### **3. Funding for Denis St. Pierre Water Pollution Control Plant Expansion**

Daryl Abbs from Watson and Associates was present to answer questions relating to the report.

**327-10-2021**

**Moved By** Councillor Janisse

**Seconded By** Councillor Wilder

Defer consideration of the report until the new Chief Financial Officer is in place.

In Favour (2): Councillor Wilder, and Councillor Janisse

Opposed (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

**Lost**

**328-10-2021**

**Moved By** Councillor Walstedt

**Seconded By** Councillor McKinlay

Approve external debt to be taken in the principal amount of \$45,281,427.72 for the Plant Expansion;

Update the Development Charge Study related to wastewater to reflect the costs according to the tender results; and,

Update the 2018 Wastewater User Rates Study as the capital and operating expenditures have considerably changed since the previous study, all as further described in the report presented at the October 12, 2021 Council meeting.

In Favour (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Councillor Wilder, and Councillor Janisse

**Carried**

**8. Completion of Unfinished Business****9. Consent Agenda**

Mayor Bain called a recess at 8:28 PM and reconvened the meeting at 8:42 PM.

**329-10-2021**

**Moved By** Councillor Walstedt

**Seconded By** Councillor Santarossa

Approve minutes of the September 28, 2021 meeting and receive correspondence as listed on the Consent Agenda.

**Carried Unanimously**

1. **September 16, 2021 Special Council Meeting Minutes**
2. **September 28, 2021 Regular Council Meeting Minutes**
3. **Ministry of Municipal Affairs and Housing - Expiry of Temporary Regulations Limiting Municipal Authority to Regulate Construction Noise**
4. **County of Essex - Affordable Housing Strategy and Review of Social Housing Cost Sharing Agreement**

Councillor Steven Wilder left the meeting at 8:45 PM.

**330-10-2021**

**Moved By** Councillor Kerr

**Seconded By** Councillor Santarossa

Approve the minutes of the September 16, 2021 meeting.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

**Carried**

**10. Reports for Information**

Councillor Steven Wilder returned to the meeting at 8:45 PM.

**331-10-2021**

**Moved By** Deputy Mayor Bailey

**Seconded By** Councillor Kerr

Receive the Reports for Information as listed on the agenda.

**Carried Unanimously**

1. **Girard Park Tree Planting Project**
2. **2021 Tree Planting Pilot Program**

#### 11. **Reports for Direction**

1. **Removal of Holding Symbol ZBA-29-2021 and Site Plan Control Agreement SPC-2-2017 RE Glider Systems Inc.**

Kyle Edmunds, Dillon Consulting Limited, was present on behalf of the Applicant.

**332-10-2021**

**Moved By** Councillor McKinlay

**Seconded By** Councillor Walstedt

Adopt By-law 89-2021 to remove the Holding Symbol (h2) for the subject property 4183 Richardson Side Road as shown on Appendix A – Key Map from General Employment Zone Exception 9 Holding Zone (M1-9)(h2) to General Employment Zone Exception 9 (M1-9);

Approve Site Plan Control Application SPC-2-2017 to approve plans and drawings showing a sewing area for the production of the rolling tarp system, additional truck bays, new office area, a warehouse, and a future eating establishment for the subject site 4183 Richardson Side Road as shown on Appendix A – Key Map, subject to the following condition:

- a. That the owner/development enter into a Site Plan Agreement with Lakeshore to provide for the installation, construction, and maintenance of driveways, parking areas, lighting, landscaping, grading, drainage, and any necessary service connections, easements and other items; and

The Clerk read By-law 81-2021 authorizing the Mayor and Clerk to execute the Site Plan Agreement, all as presented at the October 12, 2021 Council meeting.

**Carried Unanimously**

**2. Brown Drain Enclosure**

**333-10-2021**

**Moved By** Councillor Wilder

**Seconded By** Councillor Santarossa

Award the tender for the Brown Drain Enclosure to Shepley Excavating & Road Maintenance Ltd. in the amount of \$128,386.38 excluding HST.

**Carried Unanimously**

**3. Tender Award – 2021 Sidewalk Lifecycle Replacement Program**

**334-10-2021**

**Moved By** Councillor Wilder

**Seconded By** Councillor Walstedt

Award the tender for the 2021 Sidewalk Lifecycle Replacement Program to Matassa Incorporated in the amount of \$106,479.19 plus non-refundable HST, as presented at the October 12, 2021 Council meeting; and

Approve an over-expenditure of \$8,635.59 to be funded from the Trails reserve.

**Carried Unanimously**

**4. Tender Award - Belle River Dredging Project**

**335-10-2021**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Kerr

Award the tender for the Belle River Dredging Project to Jones Group Ltd. for a total cost of \$231,000.00 plus applicable HST, as presented at the October 12, 2021 Council meeting.

**Carried Unanimously**

**5. Write Off Uncollectible Property Taxes**

**336-10-2021**

**Moved By** Councillor Wilder

**Seconded By** Deputy Mayor Bailey

Authorize the write-off of \$647.77 of property taxes and late payment charges for roll numbers 720 000 07001, 720 000 07801, 720 000 09301 and 720 000 26600 for the years 2017, 2018, 2019, 2020, 2021, in accordance with section 354 of the *Municipal Act, 2001*, as presented at the October 12, 2021 Council meeting.

**Carried Unanimously**

**12. Announcements by Mayor**

**13. Reports from County Council Representatives**

**14. Report from Closed Session**

**15. Notices of Motion**

**16. Question Period**

**17. Non-Agenda Business**

**18. Consideration of By-laws**

**337-10-2021**

**Moved By** Councillor Walstedt

**Seconded By** Councillor Santarossa

By-laws 80-2021, 81-2021, 82-2021, 89-2021 and 90-2021 be read and passed in open session on October 12, 2021.

**Carried Unanimously**

- 1. By-law 80-2021, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-15-2021)**
- 2. By-law 81-2021, Being a By-law to authorize the execution of a Site Plan Agreement with 2477747 Ontario Inc. (4183 Richardson Side Road – SPC-2-2017)**
- 3. By-law 82-2021, Being a By-law to Confirm the Proceedings of the Council of the Municipality of Lakeshore for September 14 and September 16, 2021**

- 4. **By-law 89-2021, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-29-2021)**
- 5. **By-law 90-2021, Being a By-law to Confirm the Proceedings of the Council of the Municipality of Lakeshore for September 28, 2021**

**19. Adjournment**

**338-10-2021**

**Moved By** Councillor McKinlay

**Seconded By** Councillor Walstedt

Council adjourn its meeting at 9:18 PM.

**Carried Unanimously**

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Tom Bain  
Mayor

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Kristen Newman  
Clerk