

# Municipality of Lakeshore

## Minutes of the Regular Council Meeting

Tuesday, October 10, 2023, 5:00 PM

Council Chambers, 419 Notre Dame Street, Belle River



Members Present: Mayor Tracey Bailey, Deputy Mayor Kirk Walstedt, Councillor Ryan McNamara, Councillor Paddy Byrne, Councillor Kelsey Santarossa, Councillor John Kerr, Councillor Ian Ruston, Councillor Larissa Vogler

Staff Present: Chief Administrative Officer Truper McBride, Corporate Leader - Chief Financial Officer Justin Rousseau, Corporate Leader - Growth & Sustainability Tammie Ryall, Corporate Leader - Operations Krystal Kalbol, Division Leader - Bylaw Robert Sassine, Division Leader - Civic Affairs Brianna Coughlin, Division Leader - Community Services Frank Jeney, Division Leader - Economic Development & Mobility Ryan Donally, Division Leader - Engineering and Infrastructure Services Marco Villella, Division Leader - Public Works Jeff Wilson, Division Leader - Workplace Development Lisa Granger, Associate Lawyer Nuala Kenny, Team Leader - Legislative Services Cindy Lanoue, IT Technical Analyst Erik Pelham

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### 1. Call to Order

Mayor Bailey called the meeting to order at 5:04 PM in Council Chambers.

### 2. Closed Session

**282-10-2023**

**Moved By** Councillor Santarossa

**Seconded By** Councillor McNamara

Council move into closed session in Council Chambers at 5:04 PM in accordance with:

- a. Paragraph 239(2)(b) and (d) of the *Municipal Act, 2001* to discuss personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations, relating to the recruitment of an employee (unfinished business from September 26, 2023);

- b. Paragraph 239(2)(b) of the *Municipal Act, 2001* to discuss personal matters about an identifiable individual, including municipal or local board employees, relating to the Chief Administrative Officer performance evaluation (unfinished business from September 26, 2023); and
- c. Paragraph 239(2)(f) of the *Municipal Act, 2001* to discuss advice that is subject to solicitor-client privilege, including communications necessary for that purpose, relating to short-term rental accommodations.

**Carried Unanimously**

### **3. Return to Open Session**

Council returned to open session at 6:04 PM. Mayor Bailey called a recess and reconvened the meeting at 6:10 PM.

### **4. Land Acknowledgement**

### **5. Moment of Reflection**

### **6. Disclosures of Pecuniary Interest**

### **7. Recognitions**

### **8. Public Meetings under the Planning Act**

#### **1. Short-Term Accommodations – Zoning By-law amendment, ZBA-14-2023**

Mayor Bailey opened the public meeting at 6:11 PM.

The Planner provided a PowerPoint presentation as overview of the Zoning By-law Amendment to prohibit short-term rental accommodations and recommendation of Administration.

Gilbert Lanoue was present and spoke in favour of the Zoning By-law Amendment.

Ryan Hughes was present and spoke in opposition to the Zoning By-law Amendment.

Karen Nelmes was present and spoke in opposition to the Zoning By-law Amendment.

Argo Pace was present and spoke in favour of the Zoning By-law Amendment.

Stephanie Bradt was present and spoke in opposition to the Zoning By-law Amendment.

Anton Klarich was present and spoke in opposition to the Zoning By-law Amendment.

Richard De Matos was present electronically and spoke in opposition to the Zoning By-law Amendment.

Amy Green was present and spoke in favour of the Zoning By-law Amendment.

Marguerite Caza was present electronically and spoke in opposition to the Zoning By-law Amendment.

Sharon McIver was present and spoke in favour of the Zoning By-law Amendment.

Ian Smith was present and spoke in favour of the Zoning By-law Amendment and presented a petition.

Clark Denning was present and spoke in favour of the Zoning By-law Amendment.

The public meeting concluded at 7:15 PM.

### **283-10-2023**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Byrne

Bring forward Item 13.1 for consideration.

In Favour (4): Councillor McNamara, Councillor Byrne, Councillor Santarossa, and Councillor Vogler

Opposed (4): Mayor Bailey, Deputy Mayor Walstedt, Councillor Kerr, and Councillor Ruston

**Lost**

### **284-10-2023**

**Moved By** Councillor Ruston

**Seconded By** Councillor Kerr

Approve Zoning By-law Amendment Application ZBA-14-2023 (Zoning By-law 2-2012, as amended), to add the definition of 'Short-Term Rental Accommodation' and add general policies that prohibit Short Term Rental Accommodations within the Municipality of Lakeshore but continue to permit Bed and Breakfast establishments; and

Direct the Clerk to read By-law 85-2023 during the Consideration of By-laws, all as presented at the October 10, 2023 Council meeting.

In Favour (6): Mayor Bailey, Deputy Mayor Walstedt, Councillor McNamara, Councillor Santarossa, Councillor Kerr, and Councillor Ruston

Opposed (2): Councillor Byrne, and Councillor Vogler

**Carried**

Mayor Bailey called a recess at 7:44 PM and reconvened the meeting at 7:58 PM.

**9. Public Presentations**

**10. Delegations**

**11. Completion of Unfinished Business**

**12. Consent Agenda**

**285-10-2023**

**Moved By** Councillor Santarossa

**Seconded By** Deputy Mayor Walstedt

Approve minutes of the previous meeting and receive correspondence as listed on the Consent Agenda.

1. September 26, 2023 Regular Council Meeting Minutes
2. Police Services Report for Lakeshore - June 2023
3. Police Services Report for Lakeshore - July 2023
4. Police Services Report for Lakeshore - August 2023
6. Town of Midland - Catch and Release Justice in Ontario
5. County of Brant - Guaranteed Livable Income
7. Town of Aurora - Opposition to Strong Mayor Powers in Aurora

**Carried Unanimously**

**286-10-2023**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor Ruston

Support the resolution by the Town of Midland regarding Catch and Release Justice in Ontario.

**Carried Unanimously**

### 13. Reports for Information

**287-10-2023**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor McNamara

Receive the Report for Information as listed on the agenda.

1. Prohibition of Short-Term Rental Enforcement

**Carried Unanimously**

**288-10-2023**

**Moved By** Councillor Kerr

**Seconded By** Deputy Mayor Walstedt

Direct Administration to include the enforcement provisions presented at the October 10, 2023 meeting in the 2024 Draft Budget.

**Carried Unanimously**

**289-10-2023**

**Moved By** Councillor Kerr

**Seconded By** Councillor McNamara

Direct Administration to bring a report regarding licensing and regulation of bed and breakfast establishments prior to consideration of the 2024 Budget.

**Carried Unanimously**

### 14. Reports for Direction

#### 1. Housing Affordability Task Force Response

**290-10-2023**

**Moved By** Councillor Kerr

**Seconded By** Councillor McNamara

Direct Administration to work with the Mayor to submit the Municipality's top five Housing Affordability Task Force Recommendations based on the comments provided by Council at the October 10, 2023 Council Meeting.

**Carried Unanimously**

#### 2. Removal of Hold – 0 County Rd. 31 (ARN: 375153000002200)

The Division Leader - Community Planning provided a PowerPoint presentation as overview of the application and recommendation of Administration.

Applicant Alice Mailloux was present and spoke in favour of the application.

**291-10-2023**

**Moved By** Councillor Ruston

**Seconded By** Councillor Byrne

Approve Zoning By-law Amendment Application ZBA-10-2023 to remove the Holding Symbol (h) from the subject lands known as Part of Lot 10, Concession North Middle Road, Rochester, designated as Part 1 on Plan 12R10912; except Parts 1 to 14 on Plan 12R15762; Lakeshore, being all of the Property Identifier Number (PIN) 75054-0153(LT); (indicated on the Key Plan, Appendix A); and

Direct the Clerk to read By-law 82-2023 during the Consideration of By-laws, all as presented at the October 10, 2023 Council meeting.

**Carried Unanimously**

**3. Essex Region Conservation Authority – Non-mandatory Service Agreement**

**292-10-2023**

**Moved By** Councillor Vogler

**Seconded By** Councillor Ruston

Direct the Clerk to read By-law 86-2023, being a by-law to authorize an agreement with the Essex Region Conservation Authority for non-mandatory services, during the Consideration of By-laws as presented at the October 10, 2023 Council meeting.

**Carried Unanimously**

**4. Town and Country Mobile Home Park – Municipal Responsibility Agreement (MRA)**

**293-10-2023**

**Moved By** Councillor McNamara

**Seconded By** Councillor Byrne

Direct the Clerk to read By-law 83-2023, being a By-law to Execute a Municipal Responsibility Agreement (MRA) with Town & Country Communities Limited (the Owner), during the Consideration of By-laws as presented at the October 10, 2023 Council meeting.

**Carried Unanimously**

**5. Shanahan Park - Shade Structure Assessment and Repair**

**294-10-2023**

**Moved By** Councillor Byrne

**Seconded By** Councillor Santarossa

Support the demolition of the existing shade structure in Shanahan Park in the amount of \$1,600.00 (including applicable HST) to be funded from the Parks reserve; and

Direct Administration to proceed with a design and build up to \$30,000 to be funded from the Parks reserve.

**Carried Unanimously**

**6. 2024 Council Meeting Schedule**

**295-10-2023**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor McNamara

Approve the 2024 schedule of Regular Council Meetings, as described in the report presented at the October 10, 2023 Council meeting.

**Carried Unanimously**

**7. Recruitment Challenges and Path Forward**

**296-10-2023**

**Moved By** Councillor McNamara

**Seconded By** Councillor Santarossa

1. Direct the Corporate Leader - Chief Financial Officer to implement phases 1, 2, 3 and 4 of the Recruitment Strategy as laid out in this report;
2. Approve a 2023 Budget variance of an upset limit of \$100,000 dollars for requirement services for Phase 1;
3. Approve a first charge to the 2024 Budget with an upset limit of \$117,000 for salary and benefits cost for the recruitment of a Health and Safety Coordinator/Workforce Advisor; and
4. Approve a 2023 budget variance of an upset limit of \$15,000 dollars for the recruitment of a Health and Safety Coordinator/Workforce Advisor.

**Carried Unanimously**

**15. Announcements by Mayor**

**16. Reports from County Council Representatives**

**17. Report from Closed Session**

Mayor Bailey reported regarding the closed session of September 26, 2023 and the closed session of October 10, 2023.

**18. Notices of Motion**

Councillor Ruston advised that he would bring forward a notice of motion regarding the Mayor and one Council member being part of the hiring process for division leaders.

Councillor Santarossa advised that she would bring forward a notice of motion regarding a definition of lodging or boarding houses.

**19. Question Period**

**20. Non-Agenda Business**

**21. Consideration of By-laws**

**297-10-2023**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor Vogler

By-laws 82-2023, 83-2023, 86-2023 and 87-2023 be read and passed in open session on October 10, 2023.

**Carried Unanimously**

**298-10-2023**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor Kerr

By-law 85-2023 be read and passed in open session on October 10, 2023.

In Favour (6): Mayor Bailey, Deputy Mayor Walstedt, Councillor McNamara, Councillor Santarossa, Councillor Kerr, and Councillor Ruston

Opposed (2): Councillor Byrne, and Councillor Vogler

**Carried**

**1. By-law 82-2023, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-10-2023)**



3. **By-law 85-2023, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-14-2023)**
2. **By-law 83-2023, Being a By-law to Authorize an Agreement with Town & Country Communities Limited**
4. **By-law 86-2023, Being a By-law to Authorize an Agreement with Essex Region Conservation Authority**
5. **By-law 87-2023, Being a By-law to Confirm the Proceedings for the September 26, 2023 Council Meetings**

**22. Adjournment**

**299-10-2023**

**Moved By** Councillor McNamara

**Seconded By** Councillor Ruston

Council adjourn its meeting at 9:11 PM.

**Carried Unanimously**

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Tracey Bailey  
Mayor

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Brianna Coughlin  
Clerk