

# Municipality of Lakeshore

## Minutes of the Regular Council Meeting

Tuesday, September 10, 2024, 4:30 PM

Council Chambers, 419 Notre Dame Street, Belle River



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

Staff Present: Interim Chief Administrative Officer Justin Rousseau, Corporate Leader - Community Health and Safety Frank Jeney, Corporate Leader - General Counsel Susan Hirota, Corporate Leader - Growth and Sustainability Tammie Ryall, Corporate Leader - Operations Krystal Kalbol, Interim Chief Financial Officer Kate Rowe, Chief Growth Officer Ryan Donally, Division Leader - Bylaw Services Robert Sassine, Division Leader - Capital Projects Wayne Ormshaw, Division Leader - Communications and Engagement Alex Denonville, Division Leader - Legislative Services Brianna Coughlin, Team Leader - Legislative Services Cindy Lanoue, IT Technical Analyst Erik Pelland

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### 1. Call to Order

Mayor Bailey called the meeting to order at 4:36 PM in Council Chambers.

### 2. Closed Session

**275-09-2024**

**Moved By** Councillor Ruston

**Seconded By** Councillor McNamara

Move into closed session in Council Chambers at 4:36 PM in accordance with:

- a. Paragraph 239(2)(e) and (f) of the *Municipal Act, 2001* to discuss litigation or potential litigation, including matters before administrative tribunals, affecting the municipality and advice that is subject to solicitor-client privilege regarding an insurance claim.
- b. Paragraph 239(2)(e) and (f) of the *Municipal Act, 2001* to discuss litigation or potential litigation, including matters before administrative tribunals, affecting the municipality and advice that is subject to solicitor-client privilege regarding an insurance claim.

**Carried Unanimously**

Council returned to open session at 4:52 PM.

Mayor Bailey called a recess at this time and reconvened the open session at 6:00 PM.

- 3. Singing of O Canada**
- 4. Land Acknowledgement**
- 5. Moment of Reflection**
- 6. Disclosures of Pecuniary Interest**
- 7. Recognitions**
- 8. Announcements by Mayor**
- 9. Public Meetings under the Planning Act**

- 1. Additional Residential Units Zoning By-law**

Mayor Bailey opened the public meeting at 6:05 PM.

The Chief Growth Officer provided an overview of the report and recommendation of Administration.

Mr. Serban Dumitrescu appeared as a delegate and spoke in opposition to the proposed by-law as it relates to development charges for his own property.

The public meeting concluded at 6:11 PM.

Council requested further information from Administration at this time and moved on with the agenda.

- 10. Public Presentations**

- 11. Delegations**

- 1. Lakeshore Fire Department Community Risk Assessment**

Rick Monkman of Emergency Management Group Inc. was present electronically and provided a PowerPoint presentation.

**276-09-2024**

**Moved By** Councillor Ruston

**Seconded By** Councillor McNamara

Approve the Lakeshore 2023 Community Risk Assessment as presented at the September 10, 2024 Council meeting; and,

Direct the Fire Chief to submit the Lakeshore 2023 Community Risk Assessment to the Office of the Fire Marshal in accordance with Ontario Regulation 378/18 of the *Fire Protection and Prevention Act, 1997*.

**Carried Unanimously**

**12. Completion of Unfinished Business**

**13. Approval of Minutes**

**277-09-2024**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor Kerr

Approve minutes of the previous meeting as listed on the agenda.

1. August 13, 2024 Regular Council Meeting Minutes

**Carried Unanimously**

**14. Consent Agenda**

**278-09-2024**

**Moved By** Councillor Vogler

**Seconded By** Councillor Santarossa

Receive the items as listed on the Consent Agenda.

1. 2022 Year-End Financial Ratio and Indicators

**Carried Unanimously**

**15. Reports for Direction**

1. **2022 Year-End Reporting: Audited Consolidated Financial Statements, Building Services Annual Statement, Development Charge Reserve Funds Statement, and 2022 Parkland Dedication Reserve Statement**

Cynthia Swift of KPMG was present electronically to answer questions from Council.

**279-09-2024****Moved By** Councillor Ruston**Seconded By** Deputy Mayor Walstedt

The Audited Consolidated Financial Statements for the year ended December 31, 2022, be approved;

The Audit Findings Report of KPMG for the year ended December 31, 2022, be received;

Administration be authorized to post the 2022 Consolidated Financial Statements on the Municipality of Lakeshore website;

The Statement of Revenue and Expenses and Accumulated Net Expense for Building Services for the year ended December 31, 2022, be received;

The Development Charges Reserve Funds Statement, for the year ended December 31, 2022, be received; and,

The Parkland Dedication Reserve Statement, for the year ended December 31, 2022, be received, all as presented at the September 10, 2024 Council meeting.

**Carried Unanimously****2. Tender Award – New Bridge over the Leffler Drain for High Tech Drive****280-09-2024****Moved By** Councillor McNamara**Seconded By** Councillor Ruston

Award the tender for the new bridge over Leffler Drain (High Tech Drive) to Rudak Excavating Inc. in the amount of \$109,697.28 (including applicable HST), as presented at the September 10, 2024 Council meeting.

**Carried Unanimously**

**3. Tender Award – Little Baseline Road Drain East Improvements (Leffler Drain outlet)**

**281-09-2024**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor Ruston

Award the tender for the improvements to Little Baseline Road Drain East (the Leffler Outlet) to Murray Mills Excavating & Trucking (Sarnia) Ltd. in the amount of \$111,545.24 (including applicable HST), as presented at the September 10, 2024 Council meeting.

**Carried Unanimously**

**4. 2022 Council Vacancy – Ward 2 Councillor**

**282-09-2024**

**Moved By** Councillor Kerr

**Seconded By** Councillor Santarossa

Declare the position of Ward 2 Councillor vacant, as required by the *Municipal Act, 2001*; and

Direct that the vacancy be filled through Option #3 (by-election), as detailed in the report presented at the September 10, 2024 Council meeting.

In Favour (3): Councillor Santarossa, Councillor Kerr, and Councillor Vogler

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

**Lost**

**283-09-2024****Moved By** Deputy Mayor Walstedt**Seconded By** Councillor Ruston

Declare the position of Ward 2 Councillor vacant, as required by the *Municipal Act, 2001*; and

Direct that the vacancy be filled through Option #1 (appoint the person with the next highest votes), as detailed in the report presented at the September 10, 2024 Council meeting.

In Favour (5): Mayor Bailey, Deputy Mayor Walstedt, Councillor McNamara, Councillor Santarossa, and Councillor Ruston

Opposed (2): Councillor Kerr, and Councillor Vogler

**Carried****5. 2024 User Fee By-Law Schedule Amendments****284-09-2024****Moved By** Councillor McNamara**Seconded By** Councillor Santarossa

Direct the Clerk to read By-law 79-2024, being a By-law to Amend By-Law 95-2023 (2024 User Fee By-law), during the Consideration of By-laws, as presented at the September 10, 2024 Council meeting.

**Carried Unanimously****6. Additional By-law Compliance Officers****285-09-2024****Moved By** Deputy Mayor Walstedt**Seconded By** Councillor McNamara

Direct Administration to bring forward Option #3 (hire 2 permanent By-law Compliance Officer), as presented at the September 10, 2024 Council meeting, for consideration at the 2025 Budget deliberations; and that discussions be held with CUPE regarding the proposal and service level enhancements prior to Council's deliberations.

**Carried Unanimously**

**9. Public Meetings under the Planning Act**

**1. Additional Residential Units Zoning By-law**

Council returned to the motion at 7:47 PM.

**286-09-2024**

**Moved By** Councillor Santarossa

**Seconded By** Deputy Mayor Walstedt

Approve Zoning By-law Amendment ZBA-80-2024 to amend Zoning By-law 2-2012, as amended, to include regulations for Additional Residential Units;

Direct the Clerk to read By-law 80-2024 during the Consideration of By-laws; and

Direct Administration to update Section 6.2.1 (t) and Section 4.3.1.4.1 of the Lakeshore Official Plan to align with the Additional Residential Units zoning amendments, through modifications to Official Plan Amendment No. 16, and advise the County of Essex, all as presented at the September 10, 2024 Council meeting.

**Carried Unanimously**

**16. Notices of Motion**

Councillor Santarossa advised of two notices of motion for the September 24, 2024 Council meeting.

Councillor McNamara advised of a notice of motion for the September 24, 2024 Council meeting.

**17. Reports from County Council Representatives**

**18. Report from Closed Session**

**19. Consideration of By-laws**

**287-09-2024**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor McNamara

By-laws 65-2024 and 66-2024 be read a third time and adopted; and

By-laws 79-2024, 80-2024 and 83-2024 be read and passed in open session on September 10, 2024.

**Carried Unanimously**

- 2. By-law 66-2024, Being a By-law for the Little Baseline Road Drain East (Leffler Outlet)**
- 1. By-law 65-2024, Being a By-law for the New Road Bridge Over the Leffler Drain (High Tech Drive)**
- 4. By-law 80-2024, Being a By-law to Amend the Zoning By-law to Regulate Additional Residential Units**
- 3. By-law 79-2024, Being a By-law to Amend By-law 95-2023 (User Fee By-law)**
- 5. By-law 83-2024, Being a By-law to Confirm the Proceedings of the August 13, 2024 Council Meeting**

**20. Non-Agenda Business**

**21. Addendum**

- 1. Tender Award - Watermain Replacements on West Puce Road and County Road 22**

**288-09-2024**

**Moved By** Councillor McNamara

**Seconded By** Deputy Mayor Walstedt

Award the tender for Watermain Replacement on West Puce Road and Watermain Replacement on County Road 22 to Shearock Construction Group Inc. for a total project cost of \$6,967,049.28, including applicable HST; and

Approve an additional \$2,646,828.28, including applicable HST, to be funded from the Water Reserves (\$2,268,617.28) and Roads Reserve funds (\$378,211.00) as presented at the September 10, 2024 Council meeting.

**Carried Unanimously**



**22. Adjournment**

**289-09-2024**

**Moved By** Councillor Ruston

**Seconded By** Councillor McNamara

Adjourn the meeting at 8:09 PM.

**Carried Unanimously**

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Tracey Bailey  
Mayor

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Brianna Coughlin  
Clerk