

Municipality of Lakeshore

Regular Council Meeting Agenda



Tuesday, July 8, 2025, 5:00 PM

Council Chambers, 419 Notre Dame Street, Belle River

Pages

1. Call to Order

2. Closed Session

Note: if the closed session is complete before 6:00 PM, a recess will be called until 6:00 PM and the open session will resume at that time.

Should the closed session still be in session at 6:00 PM, the open session will resume once the closed session is complete.

Recommendation:

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

- a. Paragraph 239(2)(e), (f) and (k) of the *Municipal Act, 2001* to discuss potential litigation affecting the municipality, advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, relating to the Atlas Tube Recreation Centre.

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. Zoning By-law Amendment (ZBA-02-2025) – 1370 Lakeshore Road 203

7

Recommendation:

Approve Zoning By-law Amendment Application ZBA-02-2025 (Zoning By-law 2-2012, as amended), to rezone the lands known legally as, Part of Lot 7, Concession North of Middle Road, Maidstone, designated as Part 1 on Plan 12R24098, save and except Part 1 on Plan 12R30038, being part of the PIN 75013-0137(LT), and known municipally as 1370 Lakeshore Road 203, from “Agriculture (A)” to “Agriculture Zone Exception 1 (A-1)” zone (indicated as “1370 Lakeshore Rd 203 Retained Land” on the Key Map, Appendix B), in the Municipality of Lakeshore; and

Direct the Clerk to read By-law 46-2025 during the Consideration of By-laws, all as presented at the July 8, 2025 Council meeting

2. Zoning By-law Amendment (ZBA-03-2025) – 15709 Lakeshore Road 309

17

Recommendation:

Approve Zoning By-law Amendment Application ZBA-03-2025 (Zoning By-law 2-2012, as amended), to rezone the lands known legally as, Part of Lot 15, Concession 9, Tilbury, save and except Part 1 on Plan 12R30124, being part of the Property Identifier Number 75080-0080(LT), and known municipally as 15709 Lakeshore Road 309, from “Agriculture (A)” to “Agriculture Zone Exception 1 (A-1)” zone (indicated as “15709 Lakeshore Rd 309 Retained Land” on the Key Map, Appendix B), in the Municipality of Lakeshore; and

Direct the Clerk to read By-law 47-2025 during the Consideration of By-laws, all as presented at the July 8, 2025 Council meeting.

3. Zoning By-law Amendment (ZBA-23-2024) – 923 County Rd 2

26

Recommendation:

Approve Zoning By-law Amendment Application (ZBA-23-2024), to amend Zoning By-law 2-2012 as it relates to the subject lands identified in “Attachment A” which corresponds to the 12 severed lots that were approved with conditions under Consent Applications (File Number B/16/2023 to B/27/2023), and to rezone the lands from “Hamlet Commercial Zone Exception 1 (HC-1)” to “Hamlet Residential (HR)”.

Direct the Clerk to read By-law 48-2025 during the Consideration of By-laws, all as presented at the July 8, 2025 Council meeting.

10. Public Presentations

11. **Delegations**
12. **Completion of Unfinished Business**
13. **Approval of Minutes**

Recommendation:
Approve minutes of the previous meeting as listed on the agenda.
 1. **June 24, 2025 Regular Council Meeting Minutes** 72
14. **Consent Agenda**

Recommendation:
Receive the items as listed on the Consent Agenda.
 1. **Council Resolution 134-05-2025 re Short Term Rental enforcement** 82
 2. **Essex County OPP Detachment Board - North Meeting Minutes - April 14, 2025** 87
 3. **Committee of Adjustment Meeting Minutes - April 16, 2025** 96
 4. **Committee of Adjustment Meeting Minutes - May 21, 2025** 104
15. **Reports for Direction**
 1. **Tender Award – Monitoring System for Storm and Sanitary Pump Stations** 118

Recommendation:
Award the Tender for Monitoring System for Storm and Sanitary Pump Stations to Ontario Clean Water Agency (OCWA) for a total cost of \$295,555.81, including applicable HST, as presented at the July 8, 2025 Council Meeting.
 2. **SA-03-2024 Draft Plan of Subdivision Application for Cooper Mills Phase 2 by Cooper Estates Limited** 122

Recommendation:
Direct Administration to advise the County of Essex that the Municipality of Lakeshore supports the draft plan of subdivision approval for Cooper Mills Phase 2 by Cooper Estates Ltd. as described in the report presented at the July 8, 2025 Council Meeting.

3. **Shipping Containers – Potential Zoning By-law Amendment** 143
- Recommendation:**
Direct Administration to prepare a draft Zoning By-law amendment on Shipping Containers, and give public notice as required under the *Planning Act*, as presented at the July 8, 2025 Council meeting.
4. **Municipal Election 2026 – Alternate Methods of Voting** 163
- Recommendation:**
Approve Internet Voting as the voting method for the 2026 municipal election, as presented at the July 8, 2025 Council meeting; and

Direct the Clerk to prepare a by-law authorizing the alternative voting method as required by Section 42(1)(b) of the *Municipal Elections Act, 1996*.
5. **Delegation of Authority during Restricted Period** 172
- Recommendation:**
Direct the Clerk to read By-law 51-2025, Being a By-law to Delegate Authority during a Restricted Council Period, during the Consideration of By-laws, as presented at the July 8, 2025 Council meeting.

Recommendation:

1. Receive the report regarding the 2024 Year End Variances for the general (taxation funded), water and wastewater (sanitary sewer) funds;
2. Approve the taxation-supported surplus of \$2,284,879 for the year ended December 31, 2024;
3. Approve a transfer of \$1,144,627 to the Contingency Reserve;
4. Approve a transfer of \$487,943 to the Legal Reserve;
5. Approve a transfer of \$268,638 to the Winter Control Reserve;
6. Approve a transfer of \$117,165 to the Police - Operating Reserve;
7. Approve a transfer of \$50,000 to the Encumbrance – Taxation Reserve for the Workforce Development Health and Safety Audit (a one-time funded 2024 consulting expense that was not completed)
8. Approve a transfer of \$58,213 to the Vehicles and Equipment Reserve;
9. Approve a transfer of \$3,462 to the Fire Vehicles and Equipment Reserve;
10. Approve a transfer of \$154,831 to the Building Services – Operating Fund Reserve which will then fund the 2024 net deficit as outlined in the draft 2024 Building Services Statement
11. Approve a transfer of \$(616,450) representing a deficit from Water operations for the year ended December 31, 2024 from the Water Reserve Fund;
12. Approve a transfer of \$807,463 representing a surplus from Wastewater (sanitary sewer) operations for the year ended December 31, 2024 to the Wastewater (Sanitary Sewer) Reserve Fund; all as presented at the July 8, 2025 Council meeting.

16. Notices of Motion**1. Councillor Kerr - Amendment to Procedure By-law**

201

Recommendation:

That Administration bring forward the action steps needed for Council to take to modernize the Procedural Bylaw to allow residents/concerned citizens etc. to speak on Consent Agenda Items in the Regular Council Agenda at that particular Regular Council Meeting.

- 17. Reports from County Council Representatives
- 18. Report from Closed Session
- 19. Consideration of By-laws

Recommendation:

By-laws 46-2025, 47-2025, 48-2025, 51-2025 and 52-2025 be read and passed in open session on July 8, 2025.

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| 1. | By-law 46-2025, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-02-2025) | 202 |
| 2. | By-law 47-2025, Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-03-2025) | 204 |
| 3. | By-law 48-2025, Being a By-law to amend By-law 2-2012, the Zoning By-law for the Municipality of Lakeshore (ZBA-23-2024) | 206 |
| 4. | By-law 51-2025, Being a By-law to Delegate Certain Authorities During a Restricted Period During the 2026 Municipal Election | 208 |
| 5. | By-law 52-2025, Being a By-law to Confirm the Proceedings of the June 24, 2025 Council Meeting | 211 |

- 20. Non-Agenda Business
- 21. Addendum
- 22. Adjournment

Recommendation:

Adjourn the meeting at ____ PM.