

# Municipality of Lakeshore

## Minutes of the Regular Council Meeting

Tuesday, August 13, 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, Chief Workforce Development Officer Lisa Granger, Division Leader - Capital Projects Wayne Ormshaw, Division Leader - Communications and Engagement Alex Denonville, Division Leader - Legal Services Zachary Knox, Division Leader - Legislative Services Brianna Coughlin, Division Leader - Water Management Jason Barlow, Drainage Superintendent Jill Fiorito, Team Leader - Legislative Services Cindy Lanoue, Planner I Ian Search, IT Technical Analyst Erik Pelland

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### 1. Call to Order

Mayor Bailey called the meeting to order at 4:34 PM in Council Chambers.

### 2. Closed Session

**256-08-2024**

**Moved By** Councillor Vogler

**Seconded By** Councillor Santarossa

Council move into closed session in Council Chambers at 4:34 PM in accordance with:

- a. Paragraph 239(2)(c) of the *Municipal Act, 2001* to discuss a proposed or pending disposition of land by the municipality relating to the St. Charles Street area.

- b. Paragraph 239(2)(c) of the *Municipal Act, 2001* to discuss a proposed or pending acquisition or disposition of land by the municipality relating to the Duck Creek area.
- c. Paragraph 239(2)(c) of the *Municipal Act, 2001* to discuss a proposed or pending acquisition or disposition of land by the municipality relating to the Denis St. Pierre Water Pollution Control Plant area.
- d. 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 2024 Lakeshore Sports Excellence Hall of Fame inductees.

**Carried Unanimously**

Council returned to open session at 5:54 PM and Mayor Bailey called a recess at this time.

Mayor Bailey called the meeting back to order at 6:04 PM.

- 3. Singing of O Canada**
- 4. Land Acknowledgement**
- 5. Moment of Reflection**
- 6. Disclosures of Pecuniary Interest**

Councillor Ruston declared a conflict of interest related to Item 15.1 - Tile Loan Application - Tyson Ruston, 0 County Road 46.

- 7. Recognitions**
- 8. Announcements by Mayor**

Mayor Bailey and Council acknowledged the unfortunate passing of Councillor Paddy Byrne on July 25, 2024.

**257-08-2024**

**Moved By** Councillor Santarossa

**Seconded By** Councillor McNamara

Move forward Item 11.1 - Craig Ball - Legacy Recognition for Councillor Paddy Byrne.

**Carried Unanimously**

## 11. Delegations

### 1. Craig Ball - Legacy Recognition for Councillor Paddy Byrne

**258-08-2024**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor Santarossa

Direct Administration to bring a report to Council regarding a legacy naming rights program for former members of Council.

**Carried Unanimously**

Mayor Bailey called a recess at 6:15 PM and reconvened the meeting at 6:20 PM.

## 9. Public Meetings under the Planning Act

### 1. Zoning By-law Amendment ZBA-10-2024 – 475 Rochester Townline Road

Mayor Bailey opened the public meeting at 6:21 PM.

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

Gary Sylvestre, representing the applicant G & C Sylvestre Farms Ltd., was present to answer any questions of Council.

The public meeting concluded at 6:24 PM.

**259-08-2024**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor Ruston

Approve Zoning By-law Amendment Application ZBA-10-2024 (Zoning By-law 2-2012, as amended), to rezone the lands known legally as, Part of Lot 6 Concession East Ruscom River, Rochester, designated as Part 2, Plan 12R24838; Part of Lots 5 and 6 Concession East Ruscom River, Rochester as in R1125247 except Part 1, Plan 12R12267, Part 1, Plan 12R24838 and Part 1 Plan 12R29786; subject to RO14657 partially surrendered by R254458; subject to an easement in gross over Part 1, Plan 12R23363 as in CE331496; subject to an easement in gross over Parts 1, 2, 3 & 4 on Plan 12R25263 as in CE549039; Town of Lakeshore, being part of the Property Identifier Number 75051-0114(LT), and known municipally as 475 Rochester Townline Road, from "Agriculture (A)" to "Agriculture Zone Exception 1 (A-1)" zone (indicated as "475 Rochester

Townline Rd Retained Land” on the Key Map, Appendix B), in the Municipality of Lakeshore; and

Direct the Clerk to read By-law 78-2024 during the Consideration of By-laws, all as presented at the August 13, 2024 Council meeting.

**Carried Unanimously**

**10. Public Presentations**

**1. C4C Housing Lab - Systems Approach Housing Plan**

Dr. Anneke Smit, Dorian Moore and Rino Bortolin of C4C Housing Lab provided a PowerPoint presentation regarding a proposed Housing Production Systems Approach for the Municipality of Lakeshore.

**260-08-2024**

**Moved By** Councillor Santarossa

**Seconded By** Councillor McNamara

Direct Administration to bring back a report regarding entering into a formal partnership through a Memorandum of Understanding with the Centre for Cities for the creation and implementation of a Housing Production Systems Approach to address the housing and infrastructure needs of the Municipality of Lakeshore.

**Carried Unanimously**

**12. Completion of Unfinished Business**

**13. Approval of Minutes**

**261-08-2024**

**Moved By** Councillor McNamara

**Seconded By** Councillor Ruston

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

1. July 9, 2024 Regular Council Meeting Minutes

**Carried Unanimously**

#### 14. Consent Agenda

**262-08-2024**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Vogler

Receive the items as listed on the Consent Agenda and endorse the appointments of Kirk Walstedt, Jason Barlow and Antoinetta Giofu to the Essex Region Source Protection Committee.

1. Essex Region Conservation Authority - Appointments to Essex Region Source Protection Committee
2. Closed Meeting Quarterly Report – Q2 2024
3. 2024 By-law Enforcement Second Quarter Activity Report
4. Quarterly Building Activity Report – 2024 Q2
5. 2023 Lakeshore Drinking Water Systems Summary Reports

**Carried Unanimously**

#### 15. Reports for Direction

##### 1. Tile Loan Application - Tyson Ruston, 0 County Road 46

**263-08-2024**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor McNamara

Approve the Tile Loan submitted by Tyson Ruston for tiling work to be performed at 0 County Road 46, Con. SMR E, Part Lot 10 (Roll No. 090.000.01200) in the amount of \$50,000 (including HST) subject to Provincial Funding, as presented at the August 13, 2024 meeting.

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

Conflict (1): Councillor Ruston

**Carried**

**2. Tender Award – 2024 Sidewalk Construction Program**

**264-08-2024**

**Moved By** Councillor McNamara

**Seconded By** Councillor Ruston

Award the tender for the 2024 Sidewalk Construction Program to Giorgi Bros (1994) Inc in the amount of \$294,274.77 including applicable HST; and

Approve an additional \$25,000.00, including applicable HST, to complete the sidewalk missing link on Christina Avenue that has been added to the tender, as presented at the August 13, 2024 Council meeting.

**Carried Unanimously**

**3. Lakeshore Fire Services Engine 5 and Tanker 2 Vehicle Replacement**

**265-08-2024**

**Moved By** Councillor McNamara

**Seconded By** Councillor Vogler

Approve the purchase of two new pumpers to replace Engine 5 and Tanker 2 from City View Specialty Vehicles for \$2,071,284, and preapprove in the 2025 Capital Budget Item Fire-24-6673 to be paid on delivery in the 2025 budget year, as presented at the August 13, 2024 Council meeting.

**Carried Unanimously**

**4. Housing Accelerator Funding – Round 2**

**266-08-2024**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor Kerr

Approve Option #2 (do not support 4 units as-of-right) as presented at the August 13, 2024 Council meeting.

In Favour (4): Deputy Mayor Walstedt, Councillor Kerr, Councillor Ruston, and Councillor Vogler

Opposed (3): Mayor Bailey, Councillor McNamara, and Councillor Santarossa

**Carried**

**5. Establishing a Municipal Heritage Committee and Heritage Act Changes**

**267-08-2024**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Vogler

Defer consideration of the report to a Committee of the Whole discussion, requested for October 2024.

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

Opposed (2): Councillor Kerr, and Councillor Ruston

**Carried**

**6. Delegation of Authority to Execute Conditional Building Permit Agreements**

**268-08-2024**

**Moved By** Councillor McNamara

**Seconded By** Deputy Mayor Walstedt

Direct the Clerk to read By-law 81-2024, being a by-law to delegate authority to the Chief Building Official to execute conditional building permit agreements, during the Consideration of By-laws, as presented at the August 13, 2024 Council meeting.

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

Opposed (1): Mayor Bailey

**Carried**

**7. Governing Procurement Policy Update**

**269-08-2024**

**Moved By** Councillor Ruston

**Seconded By** Councillor Kerr

Direct the Clerk to read By-Law 77-2024, being a by-law to adopt a Procurement Policy, during the Consideration of By-laws, as presented at the August 13, 2024 Council meeting.

**Carried Unanimously**

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

**270-08-2024**

**Moved By** Councillor McNamara

**Seconded By** Councillor Vogler

By-laws 77-2024, 78-2024, 81-2024 and 82-2024 be read and passed in open session on August 13, 2024.

**Carried Unanimously**

- 1. **By-law 77-2024, Being a By-law to Adopt a Procurement Policy**
- 2. **By-law 78-2024, Being a By-law to Amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-10-2024)**
- 3. **By-law 81-2024, Being a By-law to Delegate Authority to the Chief Building Official to Execute Conditional Building Permit Agreements**
- 4. **By-law 82-2024, Being a By-law to Confirm the Proceedings of the July 9, 2024 Council Meeting**
- 20. **Non-Agenda Business**
- 21. **Addendum**
- 22. **Adjournment**

**271-08-2024**

**Moved By** Councillor McNamara

**Seconded By** Councillor Ruston

Adjourn the meeting at 7:59 PM.

**Carried Unanimously**

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Tracey Bailey  
Mayor

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Brianna Coughlin  
Clerk