

# Municipality of Lakeshore

## Minutes of the Regular Council Meeting

Tuesday, October 1, 2024, 5:30 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, Councillor Michael Hoffman

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 Corporate Leader - Chief Financial Officer Kate Rowe, Chief Growth Officer Ryan Donally, Division Leader - Legislative Services Brianna Coughlin, Team Leader – Communications and Engagement Alex Denonville, Team Leader – Community Planning Urvi Prajapati, Team Leader – Legislative Services Cindy Lanoue, Planner II Jacob Dickie, IT Technical Analyst Erik Pelland

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### 1. Call to Order

Mayor Bailey called the meeting to order at 5:30 PM in Council Chambers.

### 2. Singing of O Canada

### 3. Land Acknowledgement

### 4. Moment of Reflection

### 5. Disclosures of Pecuniary Interest

**6. Appointment of Councillor - Ward 2**

- 1. By-law 90-2024, Being a By-law to Fill a Vacancy for the Office of Councillor – Ward 2**

**311-10-2024**

**Moved By** Councillor Ruston

**Seconded By** Deputy Mayor Walstedt

By-law 90-2024 be read and passed in open session on October 1, 2024.

**Carried Unanimously**

- 2. Declaration of Office - Michael Hoffman**

Michael Hoffman made the Declaration of Office and was sworn-in as Councillor – Ward 2.

- 3. Appointment to Dog Pound Committee**

**312-10-2024**

**Moved By** Councillor Santarossa

**Seconded By** Councillor McNamara

Appoint Michael Hoffman as Council representative on the Dog Pound Committee for the remainder of the 2022-2026 term.

**Carried Unanimously**

Mayor Bailey called a recess at 5:38 PM and reconvened the meeting at 6:00 PM.

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

- 1. Zoning By-law Amendment; File ZBA-12-2024 (0 Rourke Line Road, Vacant Lot) and ZBA-14-2024 (1477 County Road 22)**

Mayor Bailey opened the public meeting at 6:00 PM.

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

Karl Tanner, representing the applicant, was present and spoke in favour of the application.

Robert Brown, representing residents in the area, was present and asked clarifying questions relating to the application, noting they were not in opposition to the application.

The public meeting concluded at 6:20 PM.

**313-10-2024****Moved By** Councillor McNamara**Seconded By** Deputy Mayor Walstedt

Approve Zoning By-law Amendment Application ZBA-12-2024 (0 Rourke Line Road) to amend Zoning By-law 2-2012 as it relates to the lands legally described as Part of Lot 1, Concession between River Puce and Belle River, Maidstone, designated as Part 1 on Plan 12R29307; Town of Lakeshore, being all of the Property Identifier Number 75021-1688(LT), to rezone the lands from the Mixed Use Exception 37 (MU-37(h30)) Zone to Mixed Use Holding Provision 30 (MU(h30));

Approve Zoning By-law Amendment Application ZBA-14-2024 (1477 County Road 22) to amend Zoning By-law 2-2012 as it relates to the lands legally described as:

(i) Part of Lot 1, Concession between River Puce and Belle River, Maidstone, Town of Lakeshore being all of the Property Identifier Numbers 75031-1690(LT) and 75031-1689(LT); and (ii) Part of Lot 1, Concession between River Puce and Belle River, Maidstone, designated as Part 1 on Plan 12R16113; Lakeshore; being all of the Property Identifier Number 75031-0292(LT); and

Direct the Clerk to read By-law 92-2024 (0 Rourke Line Road) and By-law 93-2024 (1477 County Rd 22) during the Consideration of By-laws, all as presented at the October 1, 2024, Council meeting.

**Carried Unanimously****8. Delegations****1. Greenhouse Business Park Plan Study Update**

Harry Cummings, from Harry Cummings and Associates Inc. and David Welwood and Marilyn Cameron from J.L. Richards & Associates Limited, provided a PowerPoint presentation as overview of the report.

**314-10-2024**

**Moved By** Councillor McNamara

**Seconded By** Deputy Mayor Walstedt

Defer consideration of the Greenhouse Business Park Plan Study Update report pending a response from the County of Essex on Official Plan Amendment No.18 and request the County of Essex to make a modification to Section 6.2.1 (h) of OPA No. 18 (Greenhouse Official Plan Amendment) to state that: monitoring and review of the Official Plan policies will be undertaken to identify trends in greenhouse issues in the Region, to analyze the impact of future water main expansions, as well as trends in the price of land and demand for Large Scale Commercial greenhouses in Lakeshore. Reporting back to Council on the monitoring of the policies and issues will be in the form of annual briefings or status reports;

And further direct that Administration to prepare a follow-up report regarding interim mitigation measures that are currently in place or require updating, as well as the financial impacts on the Municipality that would need to be recouped by development charges.

**Carried Unanimously**

**9. Consent Agenda**

**315-10-2024**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Vogler

Receive the items as listed on the Consent Agenda.

1. Changes to Land Use Planning in Ontario under the Recently Approved Provincial Planning Statement, 2024 (PPS, 2024)
2. Planning Division File Status Update
3. Zoning By-Law Consolidation
4. Site Plan Agreements Executed 2023 - 2024

**Carried Unanimously**

## 10. Reports for Direction

1. **S-A-01-2020 Draft Plan of Subdivision Application for Rourke Line and County Rd. 22 by MGV Development**

**316-10-2024**

**Moved By** Councillor Santarossa

**Seconded By** Michael Hoffman

Direct Administration to advise the County of Essex that the Municipality of Lakeshore supports the draft plan of subdivision approval for Rourke Line Rd and County Rd. 22 by MGV Development Inc. as described in the report presented at the October 1, 2024 Council Meeting.

**Carried Unanimously**

2. **S-A-02-2023 Execution of Subdivision Agreement for River Ridge Phase 8 by 1156756 Ontario Ltd.**

**317-10-2024**

**Moved By** Councillor Ruston

**Seconded By** Councillor McNamara

Direct the Clerk to read By-law 85-2024 during the “Consideration of By-laws” to authorize the Mayor and Clerk to execute a Subdivision Agreement with the Owner of River Ridge Phase 8, as presented at the October 1, 2024 Council meeting.

**Carried Unanimously**

## 11. Consideration of By-laws

**318-10-2024**

**Moved By** Councillor Vogler

**Seconded By** Councillor Santarossa

By-laws 85-2024, 92-2024 and 93-2024 be read and passed in open session on October 1, 2024.

**Carried Unanimously**

1. **By-law 85-2024, Being a By-law to authorize the execution of a Subdivision Agreement with 1156756 Ontario Ltd. (River Ridge Phase 8)**
2. **By-law 92-2024, Being a By-law to amend By-law 2-2012, the Zoning By-law for the Municipality of Lakeshore (ZBA-12-2024)**

3. **By-law 93-2024, Being a By-law to amend By-law 2-2012, the Zoning By-law for the Municipality of Lakeshore (ZBA-14-2024)**

**319-10-2024**

**Moved By** Councillor Santarossa

**Seconded By** Councillor Vogler

Move into Committee of the Whole.

**Carried Unanimously**

**12. Committee of the Whole**

1. **Establishing a Municipal Heritage Committee and Heritage Act Changes (deferred from August 13, 2024 Council meeting)**

**320-10-2024**

**Moved By** Councillor Ruston

**Seconded By** Deputy Mayor Walstedt

Move out of Committee of the Whole.

**Carried Unanimously**

**321-10-2024**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor Ruston

Receive the Establishing a Municipal Heritage Committee and Heritage Act Changes report for information only.

In Favour (5): Mayor Bailey, Deputy Mayor Walstedt, Councillor Kerr, Councillor Ruston, and Michael Hoffman

Opposed (3): Councillor McNamara, Councillor Santarossa, and Councillor Vogler

**Carried**

**13. Addendum**

**14. Closed Session****322-10-2024****Moved By** Councillor Ruston**Seconded By** Councillor McNamara

Move into closed session in Council Chambers at 7:53 PM in accordance with:

- a. Paragraph 239(2)(e), (f) and (k) of the *Municipal Act, 2001* to discuss litigation affecting the municipality, advice that is subject to solicitor-client privilege 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 regarding Ontario Land Tribunal Appeal of Zoning By-law Amendment ZBA-14-2023.

**Carried Unanimously**

**15. Adjournment**

The meeting was adjourned in closed session at 8:22 PM.

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Tracey Bailey  
Mayor

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Brianna Coughlin  
Clerk