

# Municipality of Lakeshore

## Minutes of the Regular Council Meeting

Tuesday, June 24, 2025, 5:00 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: Chief Administrative Officer Tyson Cragg, Deputy Chief Administrative Officer - Chief Financial Officer Justin Rousseau, Corporate Leader - Community Health and Safety Frank Jeney, Corporate Leader - Growth and Sustainability Tammie Ryall, Corporate Leader - Operations Krystal Kalbol, Division Leader - Communication and Engagement Alex Denonville, Division Leader - Energy Management and Utilities Marco Villella, Division Leader – Engineering and Infrastructure Tracy Beadow, Division Leader - Facilities and Parks William Quinlan, Division Leader - Legal Services Zachary Knox, Division Leader - Legislative Services Brianna Coughlin, Division Leader - Public Works Jeff Wilson, Division Leader - Recreation Services Terry Symons, Division Leader - Water Management Jason Barlow, Fire Chief Jason Suchiu, Team Leader - Legislative Services Cindy Lanoue, IT Technical Analyst Erik Pelland

---

### 1. Call to Order

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

### 2. Closed Session

**155-06-2025**

**Moved By** Councillor Ruston

**Seconded By** Councillor McNamara

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

- a. 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 municipal land inventory.

**Carried Unanimously**

Council returned to open session at 5:48 PM. Mayor Bailey called a recess at this time and reconvened the meeting at 6:08 PM.

3. **Singing of O Canada**
4. **Land Acknowledgement**
5. **Moment of Reflection**
6. **Disclosures of Pecuniary Interest**
7. **Recognitions**
8. **Announcements by Mayor**

Council recognized the heroic efforts of Lakeshore firefighters involved with a lifesaving effort on August 9, 2024. These firefighters were acknowledged during the 2025 Survivor Day event hosted by the County of Essex and Essex-Windsor EMS earlier this year.

9. **Public Meetings under the Planning Act**
10. **Public Presentations**
11. **Delegations**

**156-06-2025**

**Moved By** Councillor Kerr

**Seconded By** Deputy Mayor Walstedt

Move forward item 16.1.

**Carried Unanimously**

16. **Notices of Motion**

1. **Councillor Kerr - Adding Tom Bain's Name to Lakeview Park and Marina**

Residents Lynnette Bain, Maurice Janisse and Ron McDermott were registered delegates and all spoke in favour of recognizing Tom Bain with the proposed notice of motion or other municipal asset in the future.

**157-06-2025**

**Moved By** Councillor Kerr

**Seconded By** Mayor Bailey

Direct that Tom Bain be considered as the first member recognized when a new Naming Rights/Recognition Policy is brought back by Administration.

**Carried Unanimously**

**12. Completion of Unfinished Business**

**13. Approval of Minutes**

**158-06-2025**

**Moved By** Councillor Ruston

**Seconded By** Deputy Mayor Walstedt

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

1. June 3, 2025 Regular Council Meeting Minutes

**Carried Unanimously**

**14. Consent Agenda**

**1. Results – Belle River Marina Request for Proposals**

**159-06-2025**

**Moved By** Councillor Kerr

**Seconded By** Councillor Hoffman

Waive the requirements of section 64 of the Procedure By-law to allow a delegation by Lorraine McCann.

**Carried Unanimously**

Lorraine McCann requested that Council allow her to rent the Marina restaurant for the 2025 season.

**160-06-2025**

**Moved By** Councillor Santarossa

**Seconded By** Councillor McNamara

Receive the report for information only.

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

Opposed (3): Councillor Kerr, Councillor Ruston, and Councillor Vogler

**Carried**

**161-06-2025**

**Moved By** Councillor Kerr

**Seconded By** Councillor Vogler

Direct Administration to conduct a safety assessment of the marina restaurant as soon as possible and should it be found to be safe, to allow for the rental of the space for the remainder of the 2025 season and delegate authority to the Chief Administrative Officer to enter into the agreement.

In Favour (5): Mayor Bailey, Councillor Kerr, Councillor Ruston, Councillor Vogler, and Councillor Hoffman

Opposed (3): Deputy Mayor Walstedt, Councillor McNamara, and Councillor Santarossa

**Carried**

## **2. Motion to Update Parking By-law – restricting parking times**

**162-06-2025**

**Moved By** Councillor Hoffman

**Seconded By** Councillor Kerr

Direct Administration to bring forward an amendment to the Parking By-law to increase the maximum on-street parking time to 3 consecutive days.

**Carried Unanimously**

**3. Municipality Issued Donation Receipts and Reserve Requirements**

**163-06-2025**

**Moved By** Councillor McNamara

**Seconded By** Deputy Mayor Walstedt

Receive the report for information only.

**Carried Unanimously**

**4. Petition - Comber Alley**

**164-06-2025**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor Ruston

Direct Administration to bring back a report regarding the paving of alleyways for consideration and direct that Hydro One funds not be used for this purpose.

**Carried Unanimously**

**15. Reports for Direction**

**1. Tender Award – 2025 Sidewalk Construction Program**

**165-06-2025**

**Moved By** Councillor Ruston

**Seconded By** Councillor Kerr

Award the tender for the 2025 Sidewalk Construction Program to Giorgi Bros (1994) Inc in the amount of \$190,016.45 including applicable HST, as presented at the June 24, 2025 Council meeting.

**Carried Unanimously**

**166-06-2025**

**Moved By** Councillor Ruston

**Seconded By** Councillor Santarossa

Authorize the Corporate Leader – Operations to prepare and issue a tender for the extension of the 2025 Sidewalk Construction Program in the remaining underbudget amount, less the 20% addition to Giorgi Bros (1994) Inc as allowed in the tender; and

Delegate authority to the Mayor and Clerk to award a subsequent tender for the additional separate sidewalk contract.

**Carried Unanimously**

**2. Tender Award – Firehall 1 and Firehall 2 Generators**

**167-06-2025**

**Moved By** Councillor Kerr

**Seconded By** Councillor Hoffman

Award the tender for Firehall 1 and 2 Generators to Elric Contractors of Wallaceburg in the amount of \$129,557.77 including tax; and

Approve an over budget amount of \$29,557.77, to be funded by the facilities reserves, all as presented at the June 24, 2025 Council meeting.

**Carried Unanimously**

**3. Optimist Skate Park**

**168-06-2025**

**Moved By** Councillor Ruston

**Seconded By** Councillor Santarossa

Authorize the Division Leader – Facilities and Parks to execute a design/build contract with Canada Ramp Company, in the amount of \$200,000.00 including applicable HST, as presented at the June 24, 2025 Council meeting.

**Carried Unanimously**

**4. 2025 Medical Tiered Response Agreement**

**169-06-2025**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor McNamara

Approve the revised Medical Tiered Response Agreement between the Municipality of Lakeshore and The Corporation of the County of Essex and direct the Clerk to read By-law 45-2025 during the Consideration of By-laws, as presented at the June 24, 2025 Council meeting.

**Carried Unanimously**

## 5. Disposition of Municipal Lands for Housing

**170-06-2025**

**Moved By** Councillor Vogler

**Seconded By** Deputy Mayor Walstedt

Direct Administration to explore the feasibility to develop the property located at 7340 Tecumseh Road for the primary purposes of developing no more than 21 senior-friendly (65+) housing units, with public space for a public library and a community hub, and with public access to the municipal park located north of the site, with minor impact to the park for limited parking spaces and no delay to the construction of the park.

**Carried Unanimously**

**171-06-2025**

**Moved By** Councillor Santarossa

**Seconded By** Deputy Mayor Walstedt

Direct Administration to issue a Request for Expressions of Interest (ROI) for the development of 396 River Ridge Drive, with the primary objective of creating housing units;

And that the ROI should also explore opportunities for integrated neighbourhood commercial uses that support community needs and contribute to complete, walkable communities;

And further, direct Administration to engage Horizons in assessment of community alignment, identification of potential partners, and determination of overall project viability, including detailed development costs;

And further, direct Administration to bring back a report regarding the reuse of amenities at the park.

**Carried Unanimously**

**6. Budget Allocation for the Detailed Design of the Maidstone Pump Station #1 Replacement**

**172-06-2025**

**Moved By** Councillor McNamara

**Seconded By** Councillor Hoffman

Authorize \$100,000 (inclusive of a 15% contingency and applicable HST) to be funded from the Wastewater Reserve for the purpose of retaining a qualified consultant to undertake the detailed design for the replacement of a sanitary pumping station for Maidstone Pump Station #1, located at 1580 County Road 22, as presented at the June 24, 2025 Council meeting.

**Carried Unanimously**

**7. HONI Community Support Agreement – Project Updates**

**173-06-2025**

**Moved By** Councillor Vogler

**Seconded By** Councillor Ruston

Direct Administration to use the remaining funds from Phase 1 in the amount of \$287,515.58 towards Option 1 being various recommended improvements to the Comber fairgrounds and the contribution for annual fireworks for an additional 3 years, up to and including 2027, as presented at the June 24, 2025 Council meeting.

**Carried Unanimously**

**8. Stoney Point and Comber Lagoon Interim Measures**

**174-06-2025**

**Moved By** Councillor Ruston

**Seconded By** Councillor McNamara

Direct Administration to proceed with a comprehensive and financially responsible approach to managing the excess wastewater flows from the Stoney Point and Comber lagoon systems by supporting and funding the following interim measures:

- Interim Measure #1 – Hauling to Denis St. Pierre Water Pollution Control Plant (WPCP) in the amount of \$865,000.00 for the remainder of 2025 (will be included in the annual budget moving forward);



- Interim Measure #2 – Temporary On-Site Treatment in the amount of \$1,822,000.00 for 2025 (will be included in the annual budget moving forward);
- Interim Measure #3 – Inflow and Infiltration (I&I) Reduction in the amount of \$1,500,000.00 (one time cost); and
- Interim Measure #4 – Acti-Zyme Biosolids Reduction and has already been approved in the 2025 budget. Annual maintenance costs will be included in future operating budgets.

for a total budget of \$4,187,000.00 for 2025, as presented at the June 24, 2025 Council meeting.

**Carried Unanimously**

**17. Reports from County Council Representatives**

**18. Report from Closed Session**

**19. Consideration of By-laws**

**175-06-2025**

**Moved By** Councillor Santarossa

**Seconded By** Councillor McNamara

By-laws 45-2025 and 50-2025 be read and passed in open session on June 24, 2025.

**Carried Unanimously**

- 1. By-law 45-2025, Being a By-law to Authorize a Medical Tiered Response Agreement with The Corporation of the County of Essex**
- 2. By-law 50-2025, Being a By-law to Confirm the Proceedings of the June 3, 2025 Council Meeting**

**20. Non-Agenda Business**

## 21. Addendum

### 1. 2024 Asset Management Plan

**176-06-2025**

**Moved By** Councillor Vogler

**Seconded By** Deputy Mayor Walstedt

Approve the Municipality of Lakeshore Asset Management Plan 2024;

Direct the Deputy Chief Administrative Officer - Chief Financial Officer to submit the Municipality of Lakeshore Asset Management Plan 2024 to the Ontario Ministry of Infrastructure;

Direct that the Municipality of Lakeshore Asset Management Plan 2024 be made available on the Municipal website; and

Direct that the financial strategies outlined in Municipality of Lakeshore Asset Management Plan 2024 Report presented at the June 24, 2025 Council meeting be adopted and implemented in future budgets and fiscal planning and policy documents.

**Carried Unanimously**

## 22. Adjournment

**177-06-2025**

**Moved By** Deputy Mayor Walstedt

**Seconded By** Councillor McNamara

Adjourn the meeting at 9:09 PM.

**Carried Unanimously**

---

Tracey Bailey  
Mayor

---

Brianna Coughlin  
Clerk