

Municipality of Lakeshore

Minutes of the Regular Council Meeting

Tuesday, July 13, 2021, 5:01 PM

Electronically hosted from Council Chambers, 419 Notre Dame Street, Belle River



Members Present: Mayor Tom Bain, Deputy Mayor Tracey Bailey, Councillor Steven Wilder, Councillor Len Janisse, Councillor Kelsey Santarossa, Councillor John Kerr, Councillor Kirk Walstedt, Councillor Linda McKinlay

Staff Present: Chief Administrative Officer Truper McBride, Corporate Leader - Finance & Technology Rosanna Pellerito, Corporate Leader - Growth & Sustainability Tammie Ryall, Corporate Leader - Operations Krystal Kalbol, Corporate Leader - Strategic & Legal Affairs Kristen Newman, Division Leader - Civic Affairs Brianna Coughlin, Division Leader - Economic Development & Mobility Ryan Donally, Division Leader - Information Management & Technology Solutions Pat Girard, Division Leader - Roads, Parks & Facilities Jeff Wilson, Division Leader - Water Management Albert Dionne, Fire Chief Don Williamson, Planner I Ian Search, Planner II Ayusha Hanif, Planner III Aaron Hair, Team Leader - Recreation, Growth & Sustainability Dave Orshinsky

1. Call to Order

Mayor Bain called the meeting to order at 5:01 PM in Council Chambers. All other members of Council participated in the meeting through video conferencing technology from remote locations.

2. Closed Session

224-07-2021

Moved By Councillor Walstedt

Seconded By Deputy Mayor Bailey

Council move into closed session in Council Chambers at 5:02 PM in accordance with:

- a. Paragraph 239(2)(c) and (k) of the *Municipal Act, 2001* to discuss a proposed or pending acquisition or disposition of land by the municipality or local board, and a position, plan, or instruction to be applied to negotiations carried on behalf of the Municipality regarding plans to accommodate Municipality staff.
- b. Paragraph 239(f) of the *Municipal Act, 2001* to discuss advice that is subject to solicitor-client privilege, including communications necessary for that purpose, relating to float homes.
- c. Paragraph 239(e) and (f) of the *Municipal Act, 2001* to discuss litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, relating to the Hydro One Chatham to Lakeshore Transmission Line.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Carried

Councillor Steven Wilder joined the meeting in closed session at 5:13 PM.

3. Return to Open Session

Council returned to open session at 6:20 PM.

4. Moment of Reflection

5. Disclosures of Pecuniary Interest

6. Recognitions

7. Public Meetings under the *Planning Act*

1. Zoning By-law Amendment ZBA-14-2021 – Forest Hill Phase 4B

The Corporate Leader - Growth & Development advised that the Essex Region Conservation Authority requested deferral of the decision pending a review of the wastewater management plan. Administration recommended continuing with the public meeting however Council could choose to defer the decision on the application if Council so chose.

Mayor Bain called the public meeting to order at 6:25 PM.

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

Karl Tanner of Dillon Consulting was present electronically on behalf of the Applicant and spoke in favour of the application. Mr. Tanner confirmed that the Applicant was not in favour of deferring the decision of the application but requested that it be made a condition of the building permit instead.

The public meeting concluded at 6:49 PM.

225-07-2021

Moved By Councillor Wilder

Seconded By Councillor Janisse

Leave the public meeting open pending receipt of a stormwater management report.

In Favour (2): Councillor Wilder, and Councillor Janisse

Opposed (6): Mayor Bain, Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Lost

225-07-2021

Moved By Deputy Mayor Bailey

Seconded By Councillor Santarossa

Approve Zoning By-law Amendment Application ZBA-14-2021 (By-law 53-2021, Lakeshore By-law 2-2012), to increase the maximum lot coverage of Lots 51 – 94 (incl.), 107 – 113 (incl.), 12M-654 as indicated as the “Subject Property”, on the Key Map, Appendix A, located in the Municipality of Lakeshore, from “Residential Low Density (R1) Zone” to “Residential Low Density Zone Exception 38 (R1-38)” to increase the maximum lot coverage from 35% to 55%; and

That issuance of the building permits be conditional upon receipt of a wastewater management report satisfactory to the Municipality of Lakeshore and the Essex Region Conservation Authority.

In Favour (2): Deputy Mayor Bailey, and Councillor Santarossa

Opposed (6): Mayor Bain, Councillor Wilder, Councillor Janisse, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Lost

2. Zoning By-law Amendment ZBA-14-2016 Cooper Estates Phase 2

Mayor Bain called the public meeting to order at 6:58 PM.

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

Karl Tanner of Dillon Consulting was present electronically on behalf of the Applicant and spoke in favour of the application.

Chris and Linda Laramie, residents, were present electronically and advised that they were in favour of the application if they would maintain through access across the municipal right-of-way to ensure they can park their boat in their backyard.

James Cowan, resident, was present electronically and spoke in opposition of the application.

Stephanie Qassisiya, resident, was present electronically and requested clarification regarding the lot coverage.

Councillor Wilder left the meeting at 7:15 PM.

The public meeting concluded at 7:19 PM.

227-07-2021

Moved By Councillor Kerr

Seconded By Councillor McKinlay

Approve Zoning By-law Amendment Application ZBA-14-2016 (By-law 52-2021, Municipality of Lakeshore Zoning By-law 2-2012), to rezone the "Subject Property", located at Rochester CON 1 EBR PT Lots 2 and 3 RP 12R15954 PT Parts 1 and 9, and 12R21390 Part 89, and a Portion of 12R15954 Part 10, 11, 13 and 49, from "Residential – Low Density (R1)(h5)" to "Residential – Medium Density (R2-11)(h27)".

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Janisse, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Carried

3. Zoning By-law Amendment ZBA-10-2021 – 2811 County Road 27

Mayor Bain called the public meeting to order at 7:21 PM.

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

Councillor Wilder rejoined the meeting at 7:26 PM.

Applicant Erick Marentette and agent, Tom Storey, were present electronically and spoke in favour of the application.

The public meeting concluded at 7:32 PM.

228-07-2021

Moved By Councillor Wilder

Seconded By Councillor Walstedt

Approve Zoning By-law Amendment ZBA-10-2021 (By-law 56-2021, Lakeshore By-law 2-2012), to add an Assembly Hall as an additional permitted use on the subject property 2811 County Road 27 (indicated on the Key Map, Appendix A), in the Municipality of Lakeshore and that a holding symbol be placed on the property regarding entering into a site plan agreement with the Municipality, all as presented in the July 13, 2021 Council report.

Carried Unanimously

4. Zoning By-law Amendment (ZBA-12-2021) – Raymax Construction Ltd. c/o Pillon Abbs Inc.

Mayor Bain called the public meeting to order at 7:36 PM.

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

The applicant's agent, Tracey Pillon-Abbs, was present electronically and spoke on behalf of the Applicant in favour of the application.

The public meeting concluded at 7:44 PM.

229-07-2021

Moved By Councillor Santarossa

Seconded By Deputy Mayor Bailey

Approve Zoning By-law Amendment Application ZBA-12-2021 (By-law 59-2021, to amend Lakeshore Zoning By-law 2-2012) to rezone 239 Charron Street, indicated as the "Severed Lot" on the Key Map, Appendix 1 from "Residential – Low Density (R1)" to a site-specific "R1-39, Residential Type 1 Zone Exception 39 (h28)", to permit a *semi-detached dwelling* as an additional permitted use and introduce a holding provision regarding the need for expansion at the Denis St. Pierre Water Pollution Control

Plant; and Adopt By-law 59-2021, as presented at the July 13, 2021 Council meeting.

Carried Unanimously

Mayor Bain called a recess at 7:45 PM and reconvened the meeting at 8:02 PM.

5. Zoning By-law Amendment (ZBA-19-2020) – 1734 Caille Ave

Mayor Bain called the public meeting to order at 8:03 PM.

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

Applicant Susan Lachapelle and business owner Scott Furtah were present electronically and spoke in favour of the application.

Mike Morency, resident, was present electronically and spoke in favour of the application for the current owner, however expressed concern for a long-term zoning change.

Mark Hamelin, resident, was present electronically and spoke in favour of the application.

Giovanni Butera, resident, was registered to attend however was not able to connect electronically. Mayor Bain recessed the public meeting in order to correct the technical issues.

Council returned to the public meeting at 9:27 PM and advised that Mr. Butera withdrew his request to speak on the application.

The public meeting concluded at 9:27 PM.

236-07-2021

Moved By Deputy Mayor Bailey

Seconded By Councillor Wilder

Extend the meeting past the 9:30 PM deadline.

Carried Unanimously

237-07-2021

Moved By Deputy Mayor Bailey

Seconded By Councillor Wilder

Defer Zoning By-law Amendment application ZBA-19-2020 for Administration to prepare a temporary use by-law to allow for 1 year in order to move or wind down the business and include an option to renew the by-law.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Janisse, Councillor Santarossa, Councillor Walstedt, and Councillor McKinlay

Opposed (1): Councillor Kerr

Carried

- 8. Public Presentations**
- 9. Delegations**
- 10. Completion of Unfinished Business**
- 11. Consent Agenda**

230-07-2021

Moved By Councillor Santarossa

Seconded By Councillor McKinlay

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

Carried Unanimously

- 1. June 22, 2021 Regular Council Meeting Minutes**
- 2. County of Essex - Response Regarding Speed Reduction Overpasses**
- 3. Lower Thames Valley Authority - Comments on Phase I Regulatory Proposal Consultation Guide**
- 12. Reports for Information**
 - 1. Committee of Adjustment Meeting Minutes – June 16, 2021**
 - 2. Drainage Board meeting June 7th, 2021**
 - 3. Operating Outdoor Summer Camps**

231-07-2021

Moved By Councillor Wilder

Seconded By Councillor Janisse

Direct Administration to hold outdoor day camps during the month of August 2021.

In Favour (3): Mayor Bain, Councillor Wilder, and Councillor Janisse

Opposed (5): Deputy Mayor Bailey, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Lost

232-07-2021

Moved By Councillor McKinlay

Seconded By Councillor Kerr

Receive the Reports for Information as listed on the agenda.

Carried Unanimously

13. Reports for Direction

1. 2021 Fire Department Vehicle Replacement

233-07-2021

Moved By Councillor Wilder

Seconded By Deputy Mayor Bailey

Award the purchase of two - 2021 Ford Escapes from Ken Knapp Ford and the purchase of one – 2021 Ford F150 Super Crew SSV from Lally Ford for the sum of \$102,810.16 including non-refundable HST; and

Approve of the disposal of the 1995 GMC Sierra and 2008 Pontiac Montana in accordance with the Sale of Corporate Vehicles Policy AD-209, and

Approve up to an additional \$12,000 Capital request from the Fire Vehicle and Equipment Reserve for the reflective decaling, identification markings and the installation of emergency lighting/siren equipment for all 3 vehicles, all as presented at the July 13, 2021 Council meeting.

Carried Unanimously

2. **Tender Award – Asphalt Roads Resurfacing Program**

234-07-2021

Moved By Councillor Walstedt

Seconded By Councillor Wilder

Award the tender for the 2021 Asphalt Road Resurfacing Program to Mill-Am Corporation in the total amount of \$1,039,470 plus HST;

Approve additional funds in the amount of \$226,880 (\$69,925 for the 2021 Resurfacing Program, \$156,955 for Chambers Drive) for the repair and resurfacing of five (5) roads to be funded from the roads reserves; and

Approve an additional \$25,000.00 for Geotechnical Investigation for the purposes of pre-planning to identify any additional rehabilitation works that may need to be incorporated into the 2022 budget to be funded from the roads reserve.

Carried Unanimously

3. **Civic Centre Concept Design**

235-07-2021

Moved By Councillor Kerr

Seconded By Councillor McKinlay

Direct Administration to proceed with a Concept Design for a new Civic Centre to be located at 419 Notre Dame Street to be funded with \$65,000 from the Facilities - New Reserve.

In Favour (7): Mayor Bain, Deputy Mayor Bailey, Councillor Wilder, Councillor Janisse, Councillor Santarossa, Councillor Kerr, and Councillor McKinlay

Opposed (1): Councillor Walstedt

Carried

The Mayor, with the concurrence of Council, asked the Clerk to read the By-laws in order to adopt by-laws prior to the deemed adjournment of the meeting at 10 PM.

20. Consideration of By-laws

238-07-2021

Moved By Councillor Santarossa

Seconded By Councillor Walstedt

By-laws 57-2021 and 58-2021 be read a first and second time and provisionally adopted; and

By-laws 52-2021, 56-2021, 59-2021, 60-2021 and 61-2021 be read and passed in open session on July 13, 2021.

Carried Unanimously

13. Reports for Direction

3. Civic Centre Concept Design

Council returned to Item 13.3 at 9:44 PM.

239-07-2021

Moved By Deputy Mayor Bailey

Seconded By Councillor Janisse

Defer consideration of the remaining recommendations in this report pending a report from Administration regarding adequate spacing of employees, the cost of implementation, and Council location.

Carried Unanimously

21. Adjournment

240-07-2021

Moved By Councillor Santarossa

Seconded By Councillor Walstedt

Council adjourn its meeting at 9:58 PM.

In Favour (6): Mayor Bain, Councillor Wilder, Councillor Santarossa, Councillor Kerr, Councillor Walstedt, and Councillor McKinlay

Opposed (2): Deputy Mayor Bailey, and Councillor Janisse

Carried

Tom Bain
Mayor

Kristen Newman
Clerk