



THE MUNICIPALITY OF  
**LAMBTON SHORES**

**COUNCIL MEETING MINUTES**

Tuesday, April 30, 2024, 7:00 pm

Members Present: Mayor Cook, Deputy Mayor Sageman, Councillors Baillie, Maguire, Scott, Dodge, Ferguson, Marsh, Wilcox

Staff Present: Steve McAuley - Chief Administrative Officer, Stephanie Troyer-Boyd - Director of Corporate Services, Janet Ferguson - Director of Financial Services, Ashley Farr - Director of Community Services, Nick Verhoeven - Director of Public Works, Will Nywening - Planner, Ken Bulgin - Planner

**1. Call to Order**

Mayor Cook called the meeting to order at 7:00 pm.

**2. Declaration of Pecuniary Interest**

Councillor Ferguson - Item 10.5 - LAFFF Committee Member

Councillor Scott - Item 10.8 - Beachfest Committee Member

**3. Approval of Agenda**

24-0430-01 Moved by: Councillor Maguire

Seconded by: Deputy Mayor Sageman

**THAT the April 30, 2024 Council Meeting Agenda be approved as presented.**

**Carried**

**4. Closed Session**

There was no Closed Session on April 30, 2024.

**5. Adoption of Minutes of Previous Council Meeting**

24-0430-02 Moved by: Councillor Ferguson

Seconded by: Councillor Maguire

**THAT the April 9, 2024 Council Meeting Minutes be adopted as presented.**

**Carried**

**6. Councillor Reports**

Members of Council reported on items of interest to the community.

## 7. Statutory Public Meetings

### 7.1 Consideration of the Report - Laird Drain

24-0430-03 Moved by: Councillor Scott  
Seconded by: Councillor Maguire

**THAT the Consideration for the Laird Drain under Section 78 of The Drainage Act convenes at 7:05 pm.**

**Carried**

Brendan Shapton of GM BluePlan Engineering presented the Engineers Report for the Laird Drain. He explained that the report was prepared under Section 78 of the Drainage Act as it is for an improvement to the Laird Drain.

24-0430-04 Moved by: Councillor Scott  
Seconded by: Councillor Marsh

**THAT the Consideration for the Laird Drain close and regular Council meeting reconvene at 7:12 pm.**

**Carried**

#### 7.1.1 Report CL 08-2024 - Consideration of Report – Laird Drain

24-0430-05 Moved by: Councillor Maguire  
Seconded by: Councillor Scott

**THAT Report CL 08-2024 providing Council with information on the Consideration for the Laird Drain be received; and**

**THAT the Laird Drain Report be adopted; and**

**THAT the by-law providing for drainage works to the Laird Drain be received and read a first and second time; and**

**THAT the Court of Revision be set for June 4, 2024 and the meeting notice be mailed to assessed property owners, all the required agencies and organizations.**

**Carried**

### 7.2 Official Plan Review

24-0430-06 Moved by: Deputy Mayor Sageman  
Seconded by: Councillor Marsh

**THAT the Council Meeting adjourn at 7:13 pm for a Public Meeting pursuant to Section 17(15)(d) of The Planning Act.**

**Carried**

Gerry Roder 63 Oak Street - President of Lambton Shores Community Association

Jim Hansen 6820 Proof Line

24-0430-07 Moved by: Councillor Maguire  
Seconded by: Councillor Scott

**THAT the Public Meeting close and the regular Council Meeting reconvene at 7:29 pm.**

**Carried**

## **8. Presentations**

There were no presentations on April 30, 2024.

## **9. Delegations**

9.1 Lindsay Clark - Sifton Properties Ltd. - Item 10.3

## **10. Consideration of Correspondence, Petitions, Committee Minutes and Staff Reports**

10.1 Emergency Management Ontario - Lambton Shores Emergency Management Program

24-0430-08 Moved by: Councillor Wilcox  
Seconded by: Deputy Mayor Sageman

**THAT correspondence from Emergency Management Ontario regarding the Lambton Shores Emergency Management Program be received.**

**Carried**

## PLANNING

10.2 Report PL 09-2024 - Lambton Shores Official Plan Review

24-0430-09 Moved by: Councillor Ferguson  
Seconded by: Councillor Marsh

**THAT Report PL 09-2024 regarding the Lambton Shores Official Plan Review be received for information.**

**Carried**

- 10.3 Report PL 11-2024 - Request for Extension of Draft Approval of Plan of Vacant Land Condominium File No. 38C-03001 (LS) (Revised) – 5188 Cedar Point Line – Sifton Properties Limited

24-0430-10 Moved by: Councillor Dodge  
Seconded by: Councillor Maguire

**THAT Report PL 11-2024 being a report respecting a request to extend Draft Approval of Plan of Vacant Land Condominium File No. 38C-03001 (LS) (Revised) on lands known as 5188 Cedar Point Line be received; and**

**THAT the request to extend Draft Approved Plan of Vacant Land Condominium File No. 38C-03001 (LS) (Revised) be refused.**

**Carried**

- 10.4 Report PL 12-2024 - Draft Approval of a Plan of Subdivision File No. SD-2022-01 and ZBA Z11-2022 – 5188 Cedar Point Line & 6188 Lakeshore Road – Sifton Properties Limited

24-0430-11 Moved by: Councillor Wilcox  
Seconded by: Councillor Maguire

**THAT Report PL 12-2024 being a report respecting application SD-2022-01 for Draft Subdivision Approval and Z11-2022 for a Zoning By-Law Amendment on lands known as 5188 Cedar Point Line & 6188 Lakeshore Road be received.**

**Carried**

#### COMMUNITY SERVICES

- 10.5 Report DCS 12-2024 - Lambton Area Film and Food Festival Road Closure Request and Community Grant Request

Having declared a pecuniary interest, Councillor Ferguson abstained from the discussion and vote on this agenda item.

24-0430-12 Moved by: Deputy Mayor Sageman  
Seconded by: Councillor Scott

**THAT Report DCS 12-2024 regarding the “Lambton Area Film and Food Festival Road Closure Request” be received; and**

**THAT the Lambton Area Film and Food Festival Committee be granted permission for a temporary road**

**closure of King Street West from Main Street to James Street North from May 23 to May 26, 2024; and**

**THAT the Lambton Area Film and Food Festival Community Grant request for \$2,000 in cash for advertising costs for the event and \$1,212.05 in-kind support be approved;**

**THAT the Kiwanis Club of Forest be permitted to host an outdoor licensed patio on municipal property for the event.**

**Carried**

**10.6 Report DCS 13-2024 - RFT 2024-01 – Forest Memorial Community Centre Demolition Tender Award**

24-0430-13 Moved by: Councillor Dodge  
Seconded by: Councillor Ferguson

**THAT Report DCS 13-2024 regarding the Tender award for the Forest Memorial Community Centre Demolition project be received;**

**THAT the Tender received from Schouten Excavating Inc. for the submitted price of \$306,178.02 including HST be accepted; and**

**THAT the Mayor and Clerk be authorized to execute any contract or other documents.**

**Carried**

**10.7 Report DCS 14-2024 - RFT 2024-17 – Legacy and Washington Parking Lots Resurfacing Tender Award**

24-0430-14 Moved by: Councillor Wilcox  
Seconded by: Councillor Scott

**THAT Report DCS 14-2024 regarding the Tender Award for the Legacy Centre and Washington Street Parking Lots Resurfacing be received; and**

**THAT the Tender received from Armstrong Paving & Materials Group Ltd. for the tender price of \$177,166.80 including HST be accepted; and**

**THAT the Mayor and Clerk be authorized to execute any contract or other documents.**

**Carried**

10.8 Report DCS 15-2024 - Grand Bend Beachfest

Having declared a pecuniary interest, Councillor Scott abstained from the discussion and vote on this agenda item.

24-0430-15 Moved by: Councillor Maguire  
Seconded by: Councillor Dodge

**THAT Report DCS 15-2024 regarding the “Grand Bend Beachfest” be received; and**

**THAT the sale and service of alcohol through a Special Occasion Permit in the licensed area on the upper level of the Observation Deck (Beach House) at the Grand Bend Beach on June 22, 2024 be permitted; and**

**THAT the Grand Bend Optimist Club is granted exclusive use of the North Beach Parking Lot on June 22, 2024 from 8:00 a.m. to 11:00 p.m.**

**Carried**

10.9 Report DCS 16-2024 - RFP Award – Port Franks Road Allowance Lease

24-0430-16 Moved by: Councillor Scott  
Seconded by: Councillor Ferguson

**THAT Report DCS 16-2024 regarding the “RFP Award – Port Franks Road Allowance Lease” be received; and**

**THAT the Proposal received from 2630652 Ontario Inc. for a proposal fee of \$ 53,669.20 including HST for a three-year term be accepted; and**

**THAT the Mayor and Clerk be authorized to execute the associated agreement.**

**Carried**

PUBLIC WORKS

10.10 Report DPW 09-2024 - 2024 Capital Budget – Tar and Chip Resurfacing Tender Award

24-0430-17 Moved by: Councillor Dodge  
Seconded by: Councillor Ferguson

**THAT Report DPW 09-2024 regarding the tender award for the 2024 Tar and Chip Resurfacing Tender be received; and**

**THAT the tender from 1197245 Ontario Ltd. O/A SevCon in the amount of \$1,015,139.40 excluding HST, (\$1,033,005.85 Net HST), for the 2024 Tar and Chip Resurfacing Tender be accepted; and**

**THAT the Mayor and Clerk be authorized to sign the associated contract agreement.**

**Carried**

**10.11 Report DPW 10-2024 - RFT 2024-11 – Arkona Water Tower Improvements – Construction Tender Award**

24-0430-18 Moved by: Councillor Dodge

Seconded by: Councillor Ferguson

**THAT Report DPW 10-2024 regarding the Tender award for Arkona Standpipe Improvements project be received;**

**THAT the Tender received from Landmark Municipal Services ULC (Landmark) for the submitted price of \$990,671.00 including HST be accepted; and**

**THAT the Mayor and Clerk be authorized to execute any contract or other documents as required.**

**Carried**

**10.12 Report DPW-11 - 2024 - 2024 Capital Budget – Army Camp Road – West Asphalt Shoulder Tender Award**

24-0430-19 Moved by: Councillor Scott

Seconded by: Councillor Dodge

**THAT Report DPW 11-2024 regarding the tender award for the 2024 Army Camp Road – West Asphalt Shoulder Tender be received; and**

**THAT the tender from 1197245 Ontario Ltd. O/A SevCon in the amount of \$128,547.06 excluding HST, (\$130,809.49 Net HST), for the 2024 Army Camp Road – West Asphalt Shoulder Tender be accepted; and**

**THAT the Mayor and Clerk be authorized to sign the associated contract agreement.**

**Carried**

**FINANCE**

**10.13 Report 10-2024 - Bank of Montreal Property Purchase**

24-0430-20 Moved by: Deputy Mayor Sageman  
Seconded by: Councillor Scott

**THAT Report TR 10-2024 regarding the purchase of the Bank of Montreal Property be received; and**

**THAT funds required to finance the purchase of the Bank of Montreal property be borrowed internally; and**

**THAT the parking lot be designated as a paid parking lot.**

**Carried**

#### CORPORATE SERVICES

##### 10.14 Report CL 07-2024 - Additional Enhancement Officers

24-0430-21 Moved by: Councillor Ferguson  
Seconded by: Deputy Mayor Sageman

**THAT Report CL 07-2024 regarding the Provision of Additional Services under the Community Safety and Policing Act be received; and**

**THAT By-Law 36 of 2024 authorizing the execution of an agreement for the provision of additional police services be approved.**

**Carried**

##### 10.15 Report CL 09-2024 - Drainage Petition – Kennedy Line Drain

24-0430-22 Moved by: Councillor Wilcox  
Seconded by: Councillor Dodge

**THAT Report CL 09-2024 regarding a municipal drain petition for Kennedy Line submitted under Section 4.1 (c) of the Drainage Act be received; and**

**THAT the petition for the construction of a new drain required for Kennedy Line be accepted; and**

**THAT Ray Dobbin Engineering be appointed to complete the required engineer's report after the 30 day notice period has expired and no comments have been received.**

**Carried**

#### **11. Notice of Motion**

None on April 30, 2024.

## 12. Emergent Issues

None on April 30, 2024.

## 13. By-laws

13.1 By-Law 33-2024 - Authorize Agreement for Additional Police Services

13.2 By-Law 34-2024 - Road Dedication - Heaman Cres.

13.3 By-Law 35-2024 - North Pier Agreements

13.4 By-Law 36-2024 - Drainage Works - Laird Drain

13.5 By-Law 37-2024 - Confirming

24-0430-23 Moved by: Councillor Dodge  
Seconded by: Councillor Maguire

**THAT By-Law 36-2024 be read a first and second time;  
and**

**THAT By-Laws 33-2024 through 35-2024 and By-Law 37-  
2024 be read a first, second and third time, passed and  
signed by the Mayor and Clerk.**

**Carried**

## 14. Adjournment

24-0430-24 Moved by: Councillor Ferguson  
Seconded by: Councillor Scott

**THAT the April 30, 2024 Council Meeting adjourn at 7:48 pm.**

**Carried**