



THE MUNICIPALITY OF
LAMBTON SHORES

COUNCIL MEETING MINUTES

Tuesday, September 10, 2024 - 6:30 pm

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

Staff Present: Steve McAuley - Chief Administrative Officer, Janet Ferguson - Director of Financial Services, Ashley Farr - Director of Community Services, Nick Verhoeven - Director of Public Works, Will Nywening - Planner, Ken Bulgin - Planner, Jennifer Turk – Deputy Clerk

1. Call to Order

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

2. Declaration of Pecuniary Interest

Councillor Dave Maguire declared a pecuniary interest to item 10.10 on the agenda.

3. Closed Session

24-0910-01 Moved by: Councillor Scott
Seconded by: Councillor Wilcox

THAT Council move into a Closed Session at 6:31 pm to discuss a matter under the Municipal Act, Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees.

Carried

24-0910-02 Moved by: Councillor Scott
Seconded by: Councillor Maguire

THAT a letter be drafted on behalf of Council to Tourism Sarnia-Lambton regarding MAT Tax Tourism Partnership Program.

Carried

Regular Council resumed at 7:00 pm.

4. Approval of Agenda

24-0910-03 Moved by: Councillor Marsh
Seconded by: Councillor Dodge

THAT the September 10, 2024 Council Meeting Agenda be approved as presented.

Carried

5. Adoption of Minutes of Previous Council Meeting

24-0910-04 Moved by: Councillor Scott
Seconded by: Councillor Ferguson

THAT the minutes of the August 13, 2024 Council Meeting be adopted as presented.

Carried

6. Councillor Reports

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

7. Statutory Public Meetings

24-0910-05 Moved by: Councillor Scott
Seconded by: Councillor Wilcox

THAT the Council Meeting adjourns at 7:08 pm for Public Meetings held under the Planning Act.

Carried

7.1 ZBA and Plan of Subdivision - Michael and Laura Ryan - 168 Elizabeth St., Thedford - Agent: Katelyn Crowley- Zelinka Priamo Ltd.

Authorized Agent Katelyn Crowley provided a verbal summary of the requested proposal.

The Deputy Clerk noted that two (2) additional comments were received outside the Planner's Report. Chippewas of the Thames First Nation provided written correspondence that they were not opposed to the project. Rob Crncich, property owner of 140 Elizabeth St., provided written comments raising concerns with the development being so close to his industrially zoned property.

Richard Wright, property owner of 152 Elizabeth St, provided comments he wanted to be noted on record in the event there was an appeal. Rob Crncich, property owner of 140 Elizabeth St., summarized his written comments submitted to staff.

7.2 ZBA - Nicole Thomson - 9310 & 9312 Arkona Road

Authorized Agent Ryan Ferrari, from A. J. Clarke & Associates Ltd. provided a presentation to Council summarizing the requested proposal.

The Deputy Clerk noted that additional comments were received outside the Planner's Report. Chippewas of the Thames First Nation provided written correspondence that they were not opposed to the project.

Jim Hansen, property owner at 6820 Proof Line, provided comments in support of the application.

Councillor Scott inquired about the septic systems for the two (2) dwellings currently onsite.

7.3 OPA/ZBA - VB Sand and Gravel Ltd. - 8152 Bog Line - Agent: Esher Planning Inc.

Authorized Agent Melanie Horton, from Esher Planning provided a presentation to Council summarizing the requested proposal.

The Deputy Clerk noted there were no additional comments received outside the Planner's Report.

There were no comments from members of the public in attendance wishing to speak to the application.

Councillor Wilcox inquired about fish being stocked in the pond onsite.

Councillor Dodge inquired about removing agricultural lands from production.

24-0910-06 Moved by: Councillor Maguire
Seconded by: Councillor Scott

THAT the Public Meetings close and the regular Council Meeting reconvene at 8:52 pm.

Carried

24-0910-07 Moved by: Councillor Wilcox
Seconded by: Councillor Maguire

THAT the September 10, 2024 Council meeting proceed beyond the hour of 9:00 pm.

Carried

8. Presentations

8.1 King Street West Revitalization

Forest BIA Member, Glenn VanValkenburg provided a presentation to Council regarding possible ideas and visions for the King Street West Revitalization project.

8.2 Grand Bend Community Centre Feasibility Study

Anand Desai, Monteith Brown Planning Consultants, was in attendance to present a presentation to Council regarding the draft Feasibility Study headed by the Grand Bend Community Centre Ad Hoc Committee.

8.3 2023 Financial Statements

Ferruccio Da Sacco - BDO partner, provided presentation to Council for the 2023 Draft Financial Statements.

Councillor Wilcox inquired about the surplus in revenues.

9. **Delegations**

There were no delegations.

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

10.1 Business View Magazine Article

10.2 Accessibility Advisory Committee Minutes - May 27, 2024

10.3 Grand Bend Community Centre Ad Hoc Advisory Committee Minutes

10.4 Committee of Adjustment Decision - August 28, 2024

24-0910-08 Moved by: Councillor Scott
Seconded by: Councillor Dodge

THAT Correspondence Items 10.1, 10.2, 10.3 and 10.4 be received; and

THAT the minutes of the Grand Bend Community Centre Ad Hoc Advisory Committee meeting on August 27, 2024 be approved.

Carried

PLANNING

10.5 Report PL 21-2024 - 2024 Provincial Planning Statement

24-0910-09 Moved by: Councillor Marsh
Seconded by: Deputy Mayor Sageman

THAT Report PL 21-2024 regarding the 2024 Provincial Planning Statement be received.

Carried

10.6 Report PL 22-2024 - ZBA – 9310 & 9312 Arkona Road – Nicole Thomson (Agent: A. J. Clarke & Associates)

24-0910-10 Moved by: Councillor Wilcox
Seconded by: Councillor Marsh

THAT Report PL 22-2024, relating to a Zoning By-Law Amendment Application submitted by Nicole Thomson, be received;

THAT ZBA Application ZO-12/2024, submitted by Nicole Thomson, requesting an amendment to Zoning By-Law 1 of 2003 to rezone 9310-9312 Arkona Road to facilitate the severance of a 2.6 hectare lot containing the two existing dwellings, be approved; and

THAT By-law 73-2024 to implement the Zoning By-Law Amendment be approved.

Carried

- 10.7 Report PL 23-2024 - ZBA and Draft Plan of Subdivision Application – 168 Elizabeth Street, Thedford – Michael and Laura Ryan, Agent: Zelinka Priamo Ltd (c/o Katelyn Crowley)

24-0910-11 Moved by: Councillor Wilcox
Seconded by: Councillor Scott

THAT Report PL 23-2024, relating to Draft Approval of a Plan of Subdivision, file SD-2024-01, and Zoning By-Law Applications, submitted by Michael and Laura Ryan, be received;

THAT draft approval be granted for Plan of Subdivision File No. SD-2024-01, subject to the conditions of approval outlined in Report PL 23-2024, with the additional condition of the warning clause;

THAT Zoning By-Law Amendment Application ZO-06/2024 submitted by Michael and Laura requesting an amendment to Zoning By-Law 1 of 2003 to rezone 168 Elizabeth Street for development of the lands as proposed in Draft Plan of Subdivision File No. SD-2024-01 be approved; and

THAT By-Law 72 of 2024 to implement the Zoning By-law Amendment be approved.

Carried

- 10.8 Report PL 24-2024 - OPA & ZBA – 8152 Bog Line – VB Sand & Gravel (Agent: Esher Planning Inc.)

24-0910-12 Moved by: Councillor Scott
Seconded by: Councillor Wilcox

THAT Report PL 24-2024, relating to Official Plan and Zoning By-Law Amendment Applications, submitted by VB Sand & Gravel, be received;

THAT Official Plan Amendment Application OPA-01-2024, submitted by VB Sand & Gravel, requesting an amendment to the Lambton Shores Official Plan to re-designate portions of 8152 Bog Line to “Extractive”, be approved;

THAT Zoning By-Law Amendment Application Z-03-2024, submitted by the VB Sand & Gravel, requesting an amendment to Zoning By-Law 1 of 2003 to rezone portions of 8152 Bog Line to the “Industrial-2 (M2) Zone”, be approved;

THAT By-Law 71 of 2024 to adopt Amendment No. 7 to the Lambton Shores Official Plan be approved; and

THAT By-Law 70 of 2024 to implement the zoning by-law amendment be approved.

Carried

COMMUNITY SERVICES

10.9 Report DCS 22-2024 - 2025 Port Franks Marina Operations

24-0910-13 Moved by: Councillor Maguire
Seconded by: Councillor Ferguson

THAT Report DCS 22-2024 regarding the “2025 Port Franks Marina Operations” be received for information.

Carried

10.10 Report DCS 23-2024 - Grand Bend Yacht Club Winter Storage Request

24-0910-14 Moved by: Councillor Ferguson
Seconded by: Deputy Mayor Sageman

THAT Report DCS 23-2024 regarding the “Grand Bend Yacht Club Winter Storage Request” be received; and

THAT staff prepare an agreement between the Municipality and the Grand Bend Yacht Club to be presented at the next meeting.

Carried

PUBLIC WORKS10.11 Report DPW 20-2024 - Sump Pump Disconnection and Backwater Valve Grant Program Update

24-0910-15 Moved by: Councillor Marsh
 Seconded by: Councillor Dodge

THAT Report DPW 20-2024 regarding the Sump Pump Disconnection and Backwater Valve Grant Program Update be received; and

THAT additional funding of \$25,000 for this program from the Wastewater Reserve Fund be approved.

Carried

FINANCE10.12 Report TR 19-2024 - 2023 Audited Financial Statements

24-0910-16 Moved by: Deputy Mayor Sageman
 Seconded by: Councillor Maguire

THAT Report TR 19-2024 regarding the 2023 Audited Financial Statements be received; and

THAT the 2023 Audited Financial Statements as presented by BDO LLP be approved.

Carried

CORPORATE10.13 Report CL 18-2024 - 2024-2027 Multi Year Accessibility Plan

24-0910-17 Moved by: Councillor Ferguson
 Seconded by: Deputy Mayor Sageman

THAT Report CL 18-2024 regarding the 2024-2027 Multi Year Accessibility Plan be received; and

THAT the 2024-2027 Multi Year Accessibility Plan be adopted.

Carried

ADMINISTRATION10.14 Report CAO 08-2024 - Grand Bend Community Centre Feasibility Study

24-0910-18 Moved by: Councillor Wilcox
 Seconded by: Councillor Scott

THAT Report CAO 08-2024 regarding the “Grand Bend Community Centre Feasibility Study” be received; and

THAT staff be directed to meet with Lambton County Cultural Services Division to discuss partnership opportunities for including a Library branch in a Community Centre in Grand Bend; and

THAT the proposal from Skinner & Skinner Architects Inc. in the amount of \$75,000 for preliminary design of the Grand Bend Community Centre be approved; and

THAT the proposal from Skinner & Skinner Architects Inc. be funded from Working Funds; and

THAT staff be directed to prepare an application to the Community Sport and Recreation Fund; and

THAT staff report back to Council at the December 17 meeting with a preliminary design for the facility, proposed location and estimated construction budget.

Carried

11. Notice of Motion

11.1 Notice of Motion - Councillor Maquire for October 1, 2024

12. Emergent Issues

No emergent issues were brought forth.

13. By-laws

13.1 By-Law 70-2024 - ZBA - VB Sand and Gravel - 8152 Bog Line

13.2 By-Law 71-2024 - OPA - VB Sand and Gravel - 8152 Bog Line

13.3 By-Law 72-2024 - ZBA - Ryan - 168 Elizabeth St., Thedford

13.4 By-Law 73-2024 – ZBA – Thomson – 9310 & 9312 Arkona Rd.

13.5 By-Law 74-2024 - Confirming

24-0910-19 Moved by: Councillor Dodge

Seconded by: Councillor Scott

THAT By-Laws 70-2024 through 74-2024 be read a first, second and third time, passed and signed by the Mayor and Clerk.

Carried

14. Adjournment

24-0910-20 Moved by: Councillor Ferguson

Seconded by: Councillor Baillie

THAT the September 10, 2024 Council Meeting adjourn at 9:24 pm.

Carried