



THE MUNICIPALITY OF
LAMBTON SHORES

COUNCIL MEETING MINUTES

Tuesday, December 19, 2023 - 7:00 pm

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

Members Absent: Councillor Marsh

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 Baillie - Item 9.10 - Community Vibrancy Fund Requests - Small Projects - has submitted a grant application to the program.

3. Approval of Agenda

23-1219-01 Moved by: Councillor Scott
Seconded by: Councillor Maguire

THAT the December 19, 2023 Council Meeting Agenda be approved as amended.

Carried

Add:

Resolution 13.8 - Transfer of Property to Municipality

Resolution 13.9 - Emergency Preparedness Grant

Closed Session - Item 12

4. Adoption of Minutes of Previous Council Meeting

23-1219-02 Moved by: Councillor Ferguson
Seconded by: Deputy Mayor Sageman

THAT the minutes of the November 28, 2023 Council Meeting be adopted as presented.

Carried

5. Councillor Reports

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

6. Statutory Public Meetings

6.1 ZBA Z12-2023 - Adam Brebner - 125 King St., Thedford

23-1219-03 Moved by: Councillor Scott
Seconded by: Councillor Maguire

THAT the Council Meeting adjourn at 7:03 pm for a Public Meeting held under the Planning Act.

Carried

Clerk, Stephanie Troyer-Boyd, introduced the application and explained the purpose of the public meeting. She noted that the application is to change the existing zoning of “Residential-1 (R1) Zone” to a site specific R1 Zone Exception, permitting a Day Nursery.

Kari Brebner, spouse of the applicant, was present for the meeting and stated that the purpose of the application was to convert the existing building to a day nursery.

The Clerk reported that there was no correspondence received for this application.

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

23-1219-04 Moved by: Councillor Maguire
Seconded by: Councillor Scott

THAT the Public Meeting close and the regular Council Meeting reconvene at 7:07 pm.

Carried

7. Presentations

7.1 Large Vibrancy Request - Paint Ontario

8. Delegations

John O'Handley was in attendance to speak to Correspondence Item 9.2.

9. Consideration of Correspondence, Petitions, Committee Minutes and Staff Reports

9.1 Watson & Associates Economists Ltd. - Heritage, Infrastructure and Cultural Policy on Bill 134

- 9.2 Correspondence - J. O'Handley and R. McIntosh
- 9.3 Correspondence - Residents of South MacNab St., Forest
- 9.4 Committee of Adjustment Decisions - December 13, 2023

23-1219-05 Moved by: Councillor Maguire
Seconded by: Councillor Baillie

THAT Items # 9.1, 9.3 and 9.4 of the Agenda be received.

Carried

23-1219-06 Moved by: Councillor Scott
Seconded by: Councillor Wilcox

THAT staff prepare a report on Agenda Item 9.2 - Gill Road and Hwy 81 Intersection.

Carried

PLANNING

- 9.5 Report PL 30-2023 - ZBA Application ZO-12/2023 – 125 King St, Thedford – Adam Brebner

23-1219-07 Moved by: Councillor Wilcox
Seconded by: Councillor Maguire

THAT Report PL 30-2023, relating to a Zoning By-Law Amendment Application submitted by Adam Brebner, be received;

THAT ZBA Application ZO-12/2023, submitted by Adam Brebner, requesting an amendment to Zoning By-Law 1 of 2003 to rezone 125 King St, Thedford, to permit a day nursery, be approved; and

THAT By-Law 88 of 2023 be approved.

Carried

- 9.6 Report PL 31-2023 - Community Improvement Plan

23-1219-08 Moved by: Councillor Dodge
Seconded by: Councillor Ferguson

THAT Report PL 31-2023, relating to the adoption of a Community Improvement Plan, be received;

THAT the entire Municipality of Lambton Shores be designated as a Community Improvement Project Area pursuant to Section 28(2) of the *Planning Act*;

THAT implementing By-Law 89 of 2023 be approved;

THAT the Community Improvement Plan created with NPG Planning Solutions, dated December 19, 2023, be adopted pursuant to Section 28(4) of the *Planning Act*; and

THAT implementing By-Law 90 of 2023 be approved.

Carried

ADMINISTRATION

9.7 Report CAO 22-2023 - Cost Apportioning Memorandum of Understanding - SCRCA

23-1219-09 Moved by: Councillor Scott
Seconded by: Councillor Maguire

THAT Report CAO 22-2023 regarding the Cost Apportioning Memorandum of Understanding with St. Clair Region Conservation Authority be received; and

THAT the Cost Apportioning Memorandum of Understanding with the St. Clair Region Conservation Authority be approved; and

THAT the Mayor and Clerk be authorized to sign all necessary documents.

Carried

COMMUNITY SERVICES

9.8 Report DCS 33-2023 - YMCA Agreement

23-1219-10 Moved by: Councillor Ferguson
Seconded by: Deputy Mayor Sageman

THAT Report DCS 33-2023 regarding the “YMCA Agreement” be received; and

THAT the agreement with the YMCA of Southwestern Ontario for the operation of the Suncor Wellness Centre located at the Shores Recreation Centre be approved; and

THAT the By-Law authorizing the Mayor and Clerk to sign the agreement be approved.

Carried

9.9 Report DCS 34-2023 - Community Vibrancy Fund Large Projects

23-1219-11 Moved by: Councillor Maguire
Seconded by: Councillor Wilcox

THAT Report DCS 34-2023 regarding the “Community Vibrancy Fund Large Projects” be received for information.

Carried

9.10 Report DCS 35-2023 - Community Vibrancy Fund Requests Small Projects

Having declared a pecuniary interest, Councillor Baillie did not discuss or vote on this matter.

23-1219-12 Moved by: Councillor Scott
Seconded by: Councillor Maguire

THAT Report DCS 35-2023 regarding the “Community Vibrancy Fund Requests Small Projects” be received; and

THAT the eight (8) eligible applications received from Centre Ipperwash Community Association, Forest Lawn Bowling Club, Grand Bend Art Centre, Grand Bend Studio Tour, Kiwanis Club of Forest, Lambton Shores Nature Trails, Forest Legion (RCL Branch 176) and Grand Bend Legion (RCL Branch 498) be approved for a total funding commitment of \$36,561.85.

Carried

23-1219-13 Moved by: Councillor Maguire
Seconded by: Councillor Ferguson

THAT approve the request from Forest Fritter Friends for the requested amount of \$8,575.00.

Carried

23-1219-14 Moved by: Councillor Dodge
Seconded by: Councillor Scott

THAT approve the submission from the West Coast Lions Club for the requested amount of \$9,900.00.

Carried

23-1219-15 Moved by: Deputy Mayor Sageman
Seconded by: Councillor Maguire

THAT a segregated Reserve Fund be created with \$1,135,450.00 from the Vibrancy Reserve Fund for funding the small vibrancy projects.

Carried

23-1219-16 Moved by: Councillor Ferguson
Seconded by: Councillor Scott

THAT 50% of the annual amount received from Nextera be allocated to the segregated fund.

Carried

Councillor Baillie returned to the meeting.

FINANCE

9.11 Report TR 32-2023 - 2023 Supplemental Tax Billings and Write offs

23-1219-17 Moved by: Councillor Wilcox
Seconded by: Councillor Ferguson

THAT Report TR 32-2023 regarding the 2023 Supplemental Tax Billings and Write offs be approved.

Carried

9.12 Report TR 33-2023 - Asset Retirement Obligation Policy

23-1219-18 Moved by: Councillor Dodge
Seconded by: Councillor Baillie

THAT Report TR 33-2023 regarding an Asset Retirement Obligation Policy be received; and

THAT the Asset Retirement Obligation Policy be approved.

Carried

9.13 Report TR 35/2023 - Experience Ontario Grant Application

23-1219-19 Moved by: Councillor Wilcox
Seconded by: Deputy Mayor Sageman

THAT Report TR 35-2023 regarding an application to the Experience Ontario Grant program on behalf of the Grand Bend Canada Day be received; and

THAT staff be authorized to submit an application to the Experience Ontario Grant program on behalf of the Grand Bend Canada Day Committee.

Carried

CORPORATE

9.14 Report CL 18-2023 - 2024 Fees and Charges By-Law

23-1219-20 Moved by: Councillor Baillie
Seconded by: Councillor Ferguson

THAT Report CL 18-2023 “2024 Fees and Charges By-Law” be received; and

THAT the 2024 Fees and Charges By-Law be approved.

Carried

9.15 Report CL 19-2023 - Wakefield Drain Update

23-1219-21 Moved by: Councillor Dodge
Seconded by: Deputy Mayor Sageman

THAT Report CL 19-2023 “Wakefield Drain Update” be received; and

THAT Spriet Associates be notified of the additional petitioners to be included in the drainage area for the Wakefield Drain originally submitted by the Municipality.

Carried

10. Notice of Motion

None.

11. Emergent Issues

None.

12. Closed Session

23-1219-22 Moved by: Councillor Ferguson
Seconded by: Councillor Maguire

THAT Council move into Closed Session at 8:07 pm to discuss matters under the Municipal Act, Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

Moved by: Councillor Maguire
Seconded by: Councillor Wilcox

THAT Closed Session adjourn and Regular Council resume at 8:21 pm.

Carried

23-1219-23 Moved by: Councillor Scott
Seconded by: Councillor Maguire

THAT the Mayor and Clerk be authorized to execute the Agreement of Purchase and Sale for the property described as

**Part 1, Plan 25R-11323 for the purchase price of \$82,000.00;
and**

THAT By-Law 92-2023 be approved.

Carried

13. By-laws and Resolutions

13.1 By-Law 85-2023 - Assumption - Phibbs, Hennessy and Leneve Street

13.2 By-Law 86-2023 - 2024 Fees and Charges

13.3 By-Law 87-2023 - YMCA Agreement

13.4 By-Law 88-2023 - ZBA - Brebner

13.5 By-Law 89-2023 - Community Improvement Project Area

13.6 By-Law 90-2023 - Community Improvement Plan Adoption

13.7 By-Law 91-2023 - Confirming

23-1219-24 Moved by: Councillor Dodge

Seconded by: Councillor Maguire

**THAT By-laws 85-2023 through 92-2023 be read a first,
second and third time, passed and signed by the Mayor
and Clerk.**

Carried

13.8 Resolution 23-1219- - Transfer of Property to Municipality

23-1219-25 Moved by: Councillor Scott

Seconded by: Councillor Ferguson

**THAT property described as Part 32 Plan 25R-2873 be
transferred from 2550864 Ontario Limited to the
Municipality; and**

**THAT the Mayor and Clerk be authorized to execute any
necessary documents to facilitate the transfer.**

Carried

13.9 Resolution 23-1219 - Emergency Preparedness Grant

23-1219-26 Moved by: Councillor Scott

Seconded by: Councillor Maguire

**THAT Janet Ferguson, Director of Financial Services be
authorized to execute an agreement with the Province of
Ontario for the Community Emergency Preparedness
Grant.**

Carried

13.10 By-Law 92-2023 - Purchase Agreement with Hough

14. Adjournment

23-1219-27 Moved by: Councillor Ferguson
Seconded by: Councillor Scott

THAT the December 19, 2023 Council Meeting adjourn at 8:25 pm.

Carried