



**The Corporation of the Town of Saugeen Shores
Regular Council Meeting Minutes**

**Monday, June 16, 2025, 6:30 p.m.
Council Chambers
600 Tomlinson Drive
Port Elgin, Ontario**

Present: Luke Charbonneau, Mayor
Diane Huber, Deputy Mayor
Mike Myatt, Vice Deputy Mayor
Dave Myette, Councillor
Justin Duhaime, Councillor
John Divinski, Councillor
Cheryl Grace, Councillor
Bud Halpin, Councillor
Rachel Stack, Councillor

Staff Members: Kara Van Myall, Chief Administrative Officer
Dawn Mittelholtz, Clerk
Mark Paoli, Director, Development Services
Jay Pausner, Manager, Planning and Development
Candace Hamm, Development Services Officer
Kristen Sears, Planning Policy Coordinator
Ashlynn Kennedy, Licensing and Records Clerk

1. Call To Order

Mayor L. Charbonneau called the meeting to order at 6:30 p.m.

2. Land Acknowledgement

Councillor R. Stack read the land acknowledgement.

3. Disclosure of Pecuniary Interest and Nature

No pecuniary interests were declared.

4. Additions, Deletions, Amendments

None.

5. Adoption of Minutes

6. Public Meeting

7. Report of Municipal Officers / Committees

7.1 Ready-to-Build Housing Designs

Council received a report that the Town, in collaboration with Invizij Architects and Tim Welch Consulting, has developed "Saugeen Shores

Ready-to-Build, Housing Designs.” The six designs that were recommended as Ready to Build include: three Additional Residential Units (ARUs) and three low-rise housing types—a duplex, triplex, and fourplex. Aligned with local context and Town By-laws, the designs aim to simplify construction, expand housing options, and support affordability.

Resolution Number: 171-2025

Moved by: C. Grace
Seconded by: M. Myatt

That Council receive the Ready-to-Build Housing Designs for information.

CARRIED

8. Consent Agenda

8.1 Exemption from Part Lot Control- B-2025-032 (Woodlands)

Council received a report that Snyder Development Corporation Inc. is seeking an exemption from the provisions of Part Lot Control, as contained in the Planning Act, for Block 18, Plan 3M-276 in the Woodlands subdivision (File S-2021-002) to establish three blocks to be transferred to the corresponding properties to the south, with the remaining blocks to be transferred to the Town for utility/walkway purposes.

This was referred back to staff to get advice from the solicitor and address concerns raised by Council about the encroachment on public lands and conveying the land to the Town of Saugeen Shores to sell to the private land owners.

Resolution Number: 172-2025

Moved by: M. Myatt
Seconded by: D. Huber

That the exemption from Part Lot Control- B-2025-032 (Woodlands) be deferred to staff.

CARRIED

Resolution Number: 173-2025

Moved by: C. Grace
Seconded by: D. Huber

That Council adopt By-law 63-2025 for Exemption from Part Lot Control - B-2025-032 (Woodlands) and that it be forwarded to Bruce County for approval.

DEFERRED

9. Motions and Notice of Motions

10. Closed to Public

11. Report and Business Arising from Closed Session

12. By-laws

12.1 63-2025 - Exemption from Part Lot Control (Woodlands)

That By-law 63-2025 is hereby read, passed, and sealed this 16th day of June, 2025.

DEFERRED

13. Confirmatory By-law

13.1 By-law 64-2025 Confirm the Proceedings of June 16, 2025

Resolution Number: 174-2025

Moved by: C. Grace

Seconded by: R. Stack

That By-law 64-2025 being a By-law to confirm the proceedings of the Council of the Town of Saugeen Shores is hereby read, passed, and sealed this 16th day of June, 2025.

CARRIED

14. Adjournment

Resolution Number: 175-2025

Moved by: J. Duhaime

Seconded by: B. Halpin

That this Regular Council meeting of June 16, 2025, hereby adjourns at 7:35 p.m.

CARRIED

Luke Charbonneau, MAYOR

Dawn Mittelholtz, CLERK