



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

**Monday, December 8, 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
Jim Bundschuh, Director, Corporate Services
Tammy Grove, Municipal Solicitor
Mark Paoli, Director, Development Services
Matt Prentice, Director, Operations
Kristan Shrider, Director, Community Services
Jill Roote, Manager, Strategic Initiatives
Morgan McCulloch, Deputy Clerk
Amanda Monaghan, Community Development Officer
Daniel Waechter, Treasurer/CFO
Jenna O'Keefe, Legislative and Council Coordinator
Adam Parsons, Manager, Parks and Facilities

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

5.1 Regular Council Minutes - November 17, 2025, November 24, 2025 and Business Plan Minutes of November 12, 2025 and November 26, 2025

Resolution Number: 363-2025

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

That Council adopt the minutes of the Regular Council Meeting of November 17, 2025 and November 24, 2025 and the Business Plan Minutes of November 12, 2025 and November 26, 2025, as presented.

CARRIED

6. Public Meeting

7. Open Forum

8. Delegations

8.1 Saugeen Memorial Hospital Foundation

Council heard a presentation from Tracey Murray regarding Saugeen Memorial Hospital Foundations upcoming fundraising events.

8.2 Saugeen Valley Conservation Authority Water Quality Program

Council heard a delegation from Emily Williamson regarding the Saugeen Valley Conservation Authority Water Quality Program.

9. Report of Municipal Officers / Committees

9.1 Final 2026 Business Plan and Budget Report

Council heard a report that is a culmination of the Municipal 2026 Business Plan and Budget process that was deliberated by Council on November 12 and 26, 2025. If the budget is deemed adopted on December 12, 2025, the Town of Saugeen Shores 2026 Tax Levy will be set at \$25,984,488 and will result in an estimated combined blended tax rate increase of 3.82%. When combined with the planned increase in the Future Infrastructure Special Levy and reduction in the Waste Management Fixed Fee, this represents a \$202 increase to the average household assessed at \$314,000.

Resolution Number: 364-2025

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

That Council adopt By-law 112-2025, being the 2026 Fees and Charges By-Law effective January 1, 2026.

CARRIED, AS AMENDED

Resolution Number: 365-2025

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

That Council adopt By-law 111-2025, being the 2026 Tax Levy By-law establishing the 2026 Tax Rates effective December 12, 2025.

DEFERRED

**Amendment:
Resolution Number: 366-2025**

Moved by: D. Myette
Seconded by: J. Divinski

Motion to defer By-law 111-2025, being the 2026 Tax Levy By-law establishing the 2026 Tax Rates.

CARRIED

Resolution Number: 367-2025

Moved by: B. Halpin
Seconded by: J. Divinski

That Council reallocate \$400K from the Tax Stabilization Fund to the Tax Levy to be applied to the Tax Rate.

For (7): L. Charbonneau, M. Myatt, J. Duhaime, J. Divinski, C. Grace, B. Halpin, and R. Stack

Against (2): D. Huber, and D. Myette

CARRIED (7 to 2)

Resolution Number: 368-2025

Moved by: B. Halpin
Seconded by: D. Huber

That Council reallocate an additional \$70K from the Tax Stabilization Fund to be applied to the Tax Levy, to reduce the Tax Rate to 3%.

CARRIED

9.2 Ward Boundary and Council Composition Review Update

Council heard a report that the 2025 Business Plan included a Division Highlight to review the Ward Boundaries and Council Composition. Staff conducted a FlashVote to gauge the public interest in undertaking a further review of the Ward Boundaries and Council Composition.

Resolution Number: 369-2025

Moved by: C. Grace
Seconded by: J. Divinski

That Council receive the Ward Boundary and Council Composition Review Update report for information.

CARRIED

9.3 Municipal Heritage Committee- 18 Huron Street North, Demolition Request

Resolution Number: 370-2025

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

That Council approve the demolition of the garage and workshop at 18 Huron Street North, a Heritage Property designated under the Ontario Heritage Act by the Town of Southampton By-law Number 98-20; and

That Council direct staff to review the Designating By-law 98-20 and return with amendments for consideration.

CARRIED

9.4 Southampton Arts Centre Board of Directors Appointment

Resolution Number: 371-2025

Moved by: B. Halpin
Seconded by: R. Stack

That Council appoints Deputy Mayor Diane Huber, as a Town representative to the Southampton Arts Centre Board of Directors.

CARRIED

10. Consent Agenda

Resolution Number: 372-2025

Moved by: J. Divinski
Seconded by: C. Grace

That Items 10.1 through 10.5 be approved and received for information.

CARRIED

10.1 Society of United Professionals Condominium 2025 Activity Update

Council received a report that the Society of United Professionals has been supporting the Town's physician recruitment program since 2014 through a generous investment in two (2) condominiums in Southampton. The accommodations provide housing for medical residents training locally and locum physicians filling temporary roles. This report highlights the condo activity and acknowledges the Town's gratitude to the Society for its generous contribution to physician recruitment.

Council directed staff to forward a letter of thanks to the Society of United Professionals, in the future.

It was requested that staff provide statistics on if the housing has resulted in doctors relocating to the area.

That Council receive the Society of United Professionals Condominium 2025 Activity Update report for information.

10.2 Town of Saugeen Shores Tourism Study 2025

Council received a report regarding The Saugeen Shores Tourism Study provides comprehensive insights into visitor demographics, travel patterns, and spending behaviours, offering a baseline and foundation for developing economic development programs and tourism strategies. The study was conducted in 2025 using data from a variety of sources.

That Council receive the Town of Saugeen Shores Tourism Study report for information.

10.3 Release of Conservation Agreement Re: 21 Snyder Avenue

Instrument No. R249503, an agreement between the former Township of Saugeen, Saugeen Valley Conservation Authority and Robert Gordon Thede and Maureen Elizabeth Thede can be released from the lands municipally known as 21 Snyder Ave., Saugeen Shores.

That Council consents to the release of Instrument No. R249503 from title to 21 Snyder Avenue, Saugeen Shores, and authorizes the Chief Administrative Officer to execute any documentation necessary for that purpose.

10.4 Easement with Mill Creek Developments Limited

The Town has an unregistered easement for municipal infrastructure over land owned by Mill Creek Developments Limited. It is desirous to maintain this easement, and as a result, an easement agreement is being

negotiated with Mill Creek Developments Limited to permit the registration of the easement in the Bruce County Land Registry Office.

That Council authorizes the Director, Operations to negotiate and execute an easement for sanitary wastewater outflow with Mill Creek Developments Limited.

10.5 Communications

That the following be received for information:

1. Saugeen Mobility and Regional Transit Board Minutes - October 10, 2025
2. Saugeen Shores Police Service Board Minutes - October 15, 2025
3. Southampton BIA Board Minutes - September 25, 2025
4. Port Elgin BIA Board Minutes - October 24, 2025
5. Saugeen Valley Conservation Authority - September 18, 2025 and October 16, 2025
6. Town of Goderich Correspondence - Proposed Amendments to Conservation Authorities Act
7. Town of Ajax Resolution - Solve the Crisis and Winter Homelessness Program Support

11. Motions and Notice of Motions

12. Mayoral Decisions and Directions

13. Closed to Public

It is recommended that Council move into a Closed to Public Session:

- to discuss and provide direction on a proposed or pending acquisition of land by the municipality;
- to receive a Legal Update that discusses legal advice that is subject to solicitor-client privilege on litigation or potential litigation; to discuss and provide direction or instructions to ongoing negotiations on behalf of the municipality; and
- to receive information and discuss commercial and financial information supplied in confidence to the municipality that could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization and commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value.

Resolution Number: 373-2025

Moved by: M. Myatt

Seconded by: R. Stack

That Council move into a Closed to Public Session in accordance with the Municipal Act, 2001, Section 239 (2):

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local

board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

13.1 Disclosure of Pecuniary Interest and Nature

13.2 Adoption of Closed to Public Meeting Minutes

13.3 Closed to Public Staff Reports

13.3.1 Westario Power Confidential December 2025 Update

13.3.2 Shipley Trail Relocation and Next Steps

14. Report and Business Arising from Closed Session

14.1 Resume Regular Council Meeting

Mayor L. Charbonneau reported that during the Closed to Public Session, Council approved Closed to Public minutes. Council discussed matters relative to the sale of Westario Power to ERTH Power Corporation and a legal opinion. Council heard an update on the Shipley Trail relocation project.

Resolution Number: 374-2025

Moved by: J. Duhaime
Seconded by: D. Huber

That Council arise from the Closed to Public Session and resume the Regular Council Meeting.

CARRIED

Resolution Number: 375-2025

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

That Council adopt By-law 114-2025 a by-law to authorize the sale of Westario Power Inc. to ERTH Power Corporation; and

That Council request that Westario Power Incorporated attend the January 5, 2026 Town of Saugeen Shores Council meeting to provide a public update on the sale of Westario Power Incorporated.

That Council authorize the CAO to negotiate and execute the permanent easement with Mr. Shemlt for the extension of the Shipley Trail; and

That Council amend the 2026 Business Plan to allocate \$219,000.00 from the park land reserve and transfer \$33,500.00 from the 2026 Beaner Trails to fund the Shipley Trail relocation.

CARRIED

15. By-laws

15.1 By-laws

15.1.1 By-law 111-2025 Tax Levy By-Law

Deferred

15.1.2 By-law 112-2025 Fees and Charges By-law

15.1.3 By-law 113-2025 Appoint Deputy Clerk

15.1.4 By-law 114-2025 Authorize Entering into a Share Purchase Agreement - Westario Power

Resolution Number: 376-2025

Moved by: B. Halpin

Seconded by: C. Grace

That By-law 112-2025, 113-2025, and 114-2025 are hereby read, passed, and sealed this 8th day of December, 2025.

CARRIED

16. Confirmatory By-law

16.1 By-law 115-2025 - Confirm the Proceedings of December 8, 2025

Resolution Number: 377-2025

Moved by: J. Duhaime

Seconded by: J. Divinski

That By-law 115-2025 being a By-law to confirm the proceedings of the Council of the Town of Saugeen Shores is hereby read, passed, and sealed this 8th day of December, 2025.

CARRIED

17. Adjournment

Resolution Number: 378-2025

Moved by: C. Grace

Seconded by: B. Halpin

That this Regular Council meeting of December 8, 2025, hereby adjourns at 10:35 p.m.

CARRIED

Luke Charbonneau, MAYOR

MORGAN MCCULLOCH, DEPUTY
CLERK