

Tuesday, February 14, 2017, 7:00 PM
Tecumseh Town Hall
www.tecumseh.ca

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	6:00 pm Public Council Meeting Re <i>ZBA Sea Containers</i>	
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18.	ADJOURNMENT	

MINUTES OF A SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF TECUMSEH

Tecumseh Council meets in special session on Tuesday, January 24, 2017 at the Town of Tecumseh at 5:30 p.m.

(SCM 2-1)

ORDER

Mayor Gary McNamara calls the meeting to order at 5:40 p.m.

(SCM 2-2)

ROLL CALL

Present:	Mayor	- Gary McNamara
	Deputy Mayor	- Joe Bachetti
	Councillor	- Andrew Dowie
	Councillor	- Brian Houston
	Councillor	- Rita Ossington
	Councillor	- Tania Jobin
	Councillor	- Bill Altenhof
Also Present:	Chief Administrative Officer	- Tony Haddad
	Director Corporate Services & Clerk	- Laura Moy
	Deputy Clerk	- Christina Hebert
	Director Public Works & Environmental Services	- Dan Piescic
	Director Public Works & Building Services	- Brian Hillman [6:00 pm]
	Manager Engineering Services	- Phil Bartnik [5:45 pm]

(SCM 2-3)

PECUNIARY INTEREST

There is no pecuniary interest declared by a Member of Council.

(SCM 2-4)

INTRODUCTION AND PURPOSE OF MEETING

The purpose of the meeting is to review the Final Report prepared by StrategyCorp regarding the Ward Boundary and Council Structure Review.

(SCM 2-5)

DELEGATIONS

John Matheson, Principal of StrategyCorp, presents his Final Report *Town of Tecumseh – Ward Boundary and Council Structure Review* (Report).

Mr. Matheson begins by acknowledging Administration's contributions and the input received by Council.

He explains that an at large system would 'solve the problem' of representation and population balance. However, the *Municipal Act* and the *Municipal Elections Act* allows electors to vote for all positions, therefore there is a potential for greater representation from heaviest populous areas.

The Report findings indicate that a council of seven is still appropriate for the municipality and favour the status quo respecting council compensation.

Mr. Matheson highlights Options 3A and 3B of the Report. Option 3A receives an honourable mention for the most creative design and deliberate attempt to change the current boundaries, however the proposed five (5) wards do not respect existing boundaries and the way people actually live in Tecumseh.

Option 3B is an improvement over the previous option and provides satisfactory results over time. This option adjusts the existing ward boundaries to achieve more equal representation by population and five (5) single member wards. Option 3B strikes the right balance between accommodating Tecumseh's expected population growth and ensuring rural representation on Council.

Stakeholders also identified that they are desirable to having one councillor per ward, which is achieved in Option 3B. There would be some scope for micro adjustments in the boundaries, within the broad framework, i.e. move one street over, but such adjustments can be reviewed once an option is selected.

The Terms of Reference also required the review to consider Ranked Ballot voting and alternative voting methods. There was an overwhelming response from stakeholders that they were not in favour of Ranked Ballots.

Mr. Matheson remarks that the greatest problem with Ranked Ballots is getting people comfortable with an extremely complicated system. The system cannot be applied to one position and must be the method for all elected positions. Public education would be required. He suggests letting other jurisdictions that really want it, try it first. The Town does not have an environment that is calling out for this methodology of conducting elections.

Additionally, the public seemed pretty happy with the new voting technologies of internet and telephone voting, based on the limited feedback from survey participants. Electors are seemingly comfortable with the internet voting, and those that are not, have the telephone option of voting. Comfort with these voting methods will continue to grow.

The Mayor extends appreciation to Mr. Matheson for the Report and his presentation. As his position, as Mayor, and the Deputy Mayor are elected at large, he has no preference on the wards but would like to see greater population balance, particularly with the new Ward 4. Further, he supports conducting a review of the ward boundaries every ten (10) years.

In response to queries, Mr. Matheson advises some minor adjustments can be provided once a preferred option is selected by Council. Any minor adjustments can be addressed in a subsequent report.

Concerns are expressed for the population predicted in Wards 4 and 5 and the current proposal in Option 3B would make it difficult for a rural representative to be elected. Mr. Matheson explains this could be tweaked by approximately 500 persons, however reminds the forecast in the proposed new Ward 4 greatly grows in the future years.

Discussion is held noting Option 3B achieves what was hoped to be achieved in conducting this review. It is suggested that the division between the proposed Wards 4 and 5 be further reviewed, taking into account the potential population growths predicted [i.e. draw line down to the CP tracks]. Members concur with reviewing the Ward Boundary & Council Structure again in ten (10) years. Overall, Members are satisfied that representation by population is achieved through the recommended option.

It is noted that former Sandwich South was elected at-large. There was only an elected representative in the urban area, who was elected on the basis that the tax base was in the urban area, however, the tax dollars were being spent in the rural areas.

Mr. Matheson feels should Council so direct, they can look at only ten (10) years out in population, which could solve some of the concerns and allow them to do some further tweaking.

Motion: (SCM-02/17) Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Brian Houston

THAT the January 2017 Final Report on the Ward Boundary and Council Structure Review, as prepared by StrategyCorp., be received; and
THAT Option 3B of the January 2017 Final Report on the Ward Boundary and Council Structure Review be accepted for the 2018 Municipal Election.

Carried

Motion: (SCM-03/17) Moved by Councillor Rita Ossington
Seconded by Councillor Bill Altenhof

THAT the Town of Tecumseh continue with the first-past-the-post method of voting.

Carried

Motion: (SCM-04/17) Moved by Councillor Bill Altenhof
Seconded by Councillor Rita Ossington

THAT a Ward Boundary and Council Structure Review be conducted in 2026.

Carried

In response to a query by the Director Corporate Services & Clerk, the Members state the implementation method for the ward boundary changes is by by-law.

(SCM 2-6)

COMMUNICATIONS

None.

(SCM 2-7)

REPORTS

- A. Chief Administrative Officer, Report No. 02/17, Re: Ward Boundary & Council Structure Review – Consultant's Final Report
- B. StrategyCorp, Re: Town of Tecumseh – Ward Boundary and Council Structure Review, Final Report

Motion: (SCM-05/17) Moved by Councillor Rita Ossington
Seconded by Councillor Bill Altenhof

THAT the Communications listed as Items A and B on the January 24, 2017 Special Council Meeting Agenda, be received.

Carried

(SCM 2-8)

ADJOURNMENT

Motion: (SCM-06/17) Moved by Councillor Tania Jobin
Seconded by Councillor Bill Altenhof

THAT there being no further business to discuss, the January 24, 2017 Special Meeting of Council now adjourn at 6:33 pm.

Carried

Gary McNamara, Mayor

Laura Moy, Clerk

MINUTES OF A PUBLIC MEETING OF THE COUNCIL OF THE TOWN OF TECUMSEH

Tecumseh Council meets in public session on Tuesday, January 24, 2017, in the Council Chambers, 917 Lesperance Road, Tecumseh, Ontario at 6:30 p.m.

(PCM 1-1)

ORDER

The Mayor calls the meeting to order at 6:33 p.m.

(PCM 1-2)

ROLL CALL

Present:	Mayor	- Gary McNamara
	Deputy Mayor	- Joe Bachetti
	Councillor	- Rita Ossington
	Councillor	- Tania Jobin
	Councillor	- Andrew Dowie
	Councillor	- Brian Houston
	Councillor	- Bill Altenhof

Also Present:	Chief Administrative Officer	- Tony Haddad
	Director Corporate Services & Clerk	- Laura Moy
	Deputy Clerk	- Christina Hebert
	Manager Planning Services	- Chad Jeffrey
	Director Public Works & Environmental Services	- Dan Piescic
	Manager Engineering Services	- Phil Bartnik

(PCM 1-3)

PECUNIARY INTEREST

There is no pecuniary interest declared by a Member of Council.

(PCM 1-4)

INTRODUCTION AND PURPOSE OF MEETING

The purpose of the meeting is to hear from any affected landowner on the proposed zoning by-law amendment. The proposed amendment will rezone an approximate 19.7 hectare (48.7 acre) agricultural property situated on the west side of Holden Road (6485 Holden Road), approximately two kilometres south of its intersection with South Talbot Road from "Agricultural Zone (A)" to a site specific "Agricultural Zone (A-27)" in order to prohibit the construction of a residential dwelling unit in accordance with Section 2.3.4.1 c) of the Provincial Policy Statement (PPS).

(PCM 1-5)

DELEGATIONS

None present.

(PCM 1-6)

COMMUNICATIONS

- A. Notice of Public Meeting, December 20, 2016, Re: Proposed Zoning Bylaw Amendment, 6485 Holden Road
- B. Manager Planning Services, Report No 36/16, Re: Zoning By-law Amendment, Agricultural Surplus Dwelling – 6485 Holden Road, Condition of Consent for Surplus Dwelling Lots
- C. Essex Region Conservation Authority, January 12, 2017, Re: Zoning By-Law Amendment 6485 Holden Rd

Motion: (PCM-01/17) Moved by Councillor Tania Jobin
Seconded by Councillor Rita Ossington
THAT the Communications listed as Items A through C on the January 24, 2017, Public Council Meeting Agenda, be received.
Carried

(PCM 1-7)
ADJOURNMENT

Motion: (PCM-02/17) Moved by Councillor Brian Houston
Seconded by Councillor Bill Altenhof
THAT there being no further business to discuss, the January 24, 2017, Public Meeting of the Council of the Town of Tecumseh adjourn at 6:36 pm.
Carried

Gary McNamara, Mayor

Laura Moy, Clerk

MINUTES OF A MEETING OF THE COUNCIL OF THE TOWN OF TECUMSEH

Tecumseh Council meets in regular public session on Tuesday, January 24, 2017, in the Council Chambers, 917 Lesperance Road, Tecumseh, Ontario at 7:00 p.m.

(RCM 1-1)

ORDER

The Mayor calls the meeting to order at 7:01 pm.

(RCM 1-2)

MOMENT OF SILENCE

The Members of Council and Administration observe a moment of silence.

(RCM 1-3)

NATIONAL ANTHEM

The Members of Council and Administration observe the National Anthem of O'Canada.

(RCM 1-4)

ROLL CALL

Present:	Mayor	- Gary McNamara
	Deputy Mayor	- Joe Bachetti
	Councillor	- Rita Ossington
	Councillor	- Tania Jobin
	Councillor	- Andrew Dowie
	Councillor	- Brian Houston
	Councillor	- Bill Altenhof
Also Present:	Chief Administrative Officer	- Tony Haddad
	Director Corporate Services & Clerk	- Laura Moy
	Deputy Clerk	- Christina Hebert
	Director Financial Services & Treasurer	- Luc Gagnon
	Deputy Fire Chief	- Chad Mactier
	Director Information & Communication Services	- Shaun Fuerth
	Director Public Works & Environmental Services	- Dan Piescic
	Director Planning & Building Services	- Brian Hillman
	Manager Engineering Services	- Phil Bartnik
	Manager Planning Services	- Chad Jeffrey
	Manager Roads & Fleet	- Kirby McArdle
	Manager Strategic Initiatives	- Lesley Racicot
	Manager Water & Wastewater	- Denis Berthiaume
	Manager Recreation Program & Events	- Kerri Rice

PECUNIARY INTEREST

There is no pecuniary interest declared by a Member of Council.

(RCM 1-5)

MINUTES

Motion: (RCM-01/17) Moved by Councillor Tania Jobin
Seconded by Councillor Andrew Dowie

THAT the minutes of the December 13, 2016, Special Meeting of Council and the minutes of the December 13, 2016, Regular Meeting of Council both as were duplicated and delivered to the Members, are adopted.

Carried

(RCM 1-6)

SUPPLEMENTARY AGENDA ADOPTION

There are no supplementary agenda items.

(RCM 1-7)

DELEGATIONS

2017 Budget and Content

Town of Tecumseh resident Jan Czubernat, shares his comments on the 2017 budget document and its content. He advises that he had difficulty with the budget and was not aware of the Delegation process.

Mr. Czubernat is informed that information on the budget process was on the Town's website and in local newspapers.

He further remarks that the last Customer Satisfaction Study (Study) indicated that residents preferred notification by direct mail or email and questions why residents are directed to the Town's website for information.

He questions why the taxpayers are not at the meeting and suggests that it is either because they are not interested or not aware of the meeting. He feels the reason is the latter. Mr. Czubernat reiterates the Study reveals residents want to be given notice other than via the Town's website and asks Council to put a plan in place for greater notification to residents.

The Mayor gives a detailed summary of all the means by which notice is given by the Town through the website, local newspapers, media and social media. The public is welcome to attend meetings of council. To give personal notice via direct mail to residents is not cost effective or efficient. Written submissions are also invited for residents that cannot attend.

Mr. Czubernat expresses his main concern is regarding the growing costs for wages and benefits. He inquires about how Council will address these growing costs and comments that his taxes continue to increase but services do not.

The Chief Administrative Officer suggests there are many modern methods of communicating with the community, all of which are appealing to the residents. He advises Mr. Czubernat has already submitted numerous questions regarding the budget and Administration would be happy to meet and discuss further. Additionally, labour, materials and other resources are required to provide services based on the service levels directed by Council.

The Chief Administrative Officer suggests reviewing the Study with him and the increased interest and acceptance of the communication methods. He notes that a 'Tecumseh App' was also recently introduced to further communicate. The Town's website is available 24/7 and offers information to the public readily.

Council thanks Mr. Czubernat for his comments and interest in the budget and advise the Town is exploring ward meetings and other means of gathering public input. Mr. Czubernat suggests telephone blasts. The Mayor explains the call out service is reserved for emergency services only and the reasons therefor.

It is noted that some institutions use bulk email and an inquiry is made as to whether the Town can explore a similar email notice linking to the website. The Director Information & Communication Services explains that it has been explored. Gathering emails can be challenging and explains the uptake on the reverse 911 was limited. He also notes the limitation under Canada Anti-Spam Legislation (CASL) and using the information for the purpose it was obtained. It is something, however, that will be looked at again.

The Chief Administrative Officer notes the Tecumseh App allows residents to sign up for notifications on areas of interest to them.

(RCM 1-8)

COMMUNICATIONS

Communications for Information

- A. Essex Region Conservation Authority, Re: Essex Region Conservation Authority 2017 Draft Budget: 30 Day Notice to Member Municipalities
- B. Honourable Eleanor McMahon, Minister of Tourism, Culture and Sport, Re: Ontario150 Partnership Program Application
- C. Association of Municipalities of Ontario, Re: Tecumseh Transportation Master Plan Notice of Completion
- D. Dillon Consulting Limited, Re: Bill C-274: Transfer of small business, family farm or fishing operation
- E. Municipal Property Assessment Corporation, Re: MPAC 2016 Assessment Update
- F. Federation of Canadian Municipalities, Re: FCM Board Vacancy for Ontario
- G. Honourable Chris Ballard, Ministry of Housing, Re: The Promoting Affordable Housing Act, 2016

Motion: (RCM-02/17) Moved by Councillor Tania Jobin
Seconded by Deputy Mayor Joe Bachetti

THAT Communications – *for Information* A through G as listed on the January 24, 2017, Regular Council Meeting Agenda are received.

Carried

Communications - Action Required

- A. Town of Fort Frances, Re: Resolution to Address the Inequity in Property Taxation on Railway Right-of-Way's Collected by Municipalities in Ontario
- B. Windsor Essex County Health Unit, Re: Publicly Funded Dental Health Programs for Adults with Low Incomes
- C. Township of Zorra, Re: Rural Hydro Rates

Motion: (RCM-03/17) Moved by Councillor Rita Ossington
Seconded by Councillor Bill Altenhof

THAT the Town of Fort Frances's Resolution No. 682 regarding the inequity in property taxation on railway right-of-way's collected by municipalities in Ontario, be supported;

AND THAT the Windsor Essex County Health Unit's Board of Directors resolution endorsing the importance of oral health as part of overall health and recommending the Province of Ontario expand publicly funded oral health programs to include low income and vulnerable adults and seniors, similar to what is offered to children through Ontario's Healthy Smiles program, be supported;

AND FURTHER THAT the December 6, 2016, resolution of the Council of the Township of Zorra requesting the Province of Ontario to re-evaluate the structure of hydro in terms of access to delivery and implement structural changes to address the unfair practice of charging more for delivery to rural residents, be supported.

Carried

(RCM 1-9)

COMMITTEE MINUTES

Motion: (RCM-04/17) Moved by Councillor Tania Jobin
Seconded by Councillor Brian Houston

THAT the December 7, 2016 Minutes of The Police Services Board, as was duplicated and delivered to the Members of Council, are accepted.

Carried

Motion: (RCM-05/17) Moved by Councillor Brian Houston
Seconded by Councillor Bill Altenhof

THAT the December 13, 2016, Minutes of the Policies & Priorities Committee, as was duplicated and delivered to the Members of Council, are accepted.

Carried

(RCM 1-10)

REPORTS

Chief Administrative Officer, Report No. 01/17, Re: 2015-2016 Strategic Priorities Progress Report

Motion: (RCM-06/17) Moved by Councillor Brian Houston
Seconded by Councillor Bill Altenhof

THAT the Chief Administrative Officer's Report No. 01/17 regarding progress in the last half of 2016 on the Strategic Priorities established by Council in 2015 be received.

As recommended by the Chief Administrative Officer under Report No. 01/17.

Carried

Director Corporate Services & Clerk, Report No. 02/17, Re: Essex Region Greenway Trail Extension, Land Acquisition from Roberto & Marco Di Natale

Motion: (RCM-07/17) Moved by Councillor Rita Ossington
Seconded by Councillor Brian Houston

THAT the Mayor and the Clerk be authorized to execute an Agreement pursuant to section 24, of the Expropriations Act, R.S.O. 1990, c. E. 26 (Expropriations Act) between The Corporation of the Town of Tecumseh (Town) and Roberto and Marco Di Natale (the Di Natales) to conclude negotiations respecting compensation to be paid to the Di Natales and otherwise resolving all claims payable under section 13 of the Expropriations Act with respect to the Town's expropriation of Part of Lot 302 Concession South Talbot Road Sandwich East, being Parts 11 to 15 [both inclusive] on a Plan of Expropriation registered as No. CE736571, to facilitate the construction of the Essex Region Greenway Trail Extension to the Herb Gray Parkway Trail, as well as any further documents necessary to implement the Agreement.

As recommended by the Director Corporate Services & Clerk, under Report No. 02/17.

Carried

Director Fire Services & Fire Chief, Report No. 01/17, Re: 2017 Fire Five (5) Year Capital Projects Plan

Motion: (RCM-08/17) Moved by Councillor Bill Altenhof
Seconded by Deputy Mayor Joe Bachetti

THAT The following equipment purchases and capital project be approved for 2017:

Equipment purchases:

(a) 4 Swiss Phone pagers	\$ 2,800
(b) 4 firefighter helmets	\$ 1,900
(c) 4 sets of firefighter bunker gear	\$ 10,000
	\$ 14,700

Capital project:

(d) Cascade SCBA Station #2	\$ 75,000
	\$ 89,700

AND THAT funding for the aforementioned equipment purchases and capital project be funded as follows:

Fire Equipment Lifecycle Reserve	\$ 89,700
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AND FURTHER THAT Appendix A: Town of Tecumseh 2017-2021 Fire Five (5) Year Capital Project Expenditure Forecast be approved.

As recommended by the Director Fire Services & Fire Chief, under Report No. 01/17.

Carried

Director Information & Communication Services, Report No. 01/17, Re: 2017-2021 ICS Lifecycle Works Plan

Motion: (RCM-09/17) Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Brian Houston

THAT The 2017 expenditure of \$152,000 from the Information & Communications Services (ICS) Lifecycle reserve be authorized as follows:

	Previously Approved	Requested for 2017	Total Costs
PC Replacements		\$ 40,000	\$ 40,000
Network Upgrades		\$ 20,000	\$ 20,000
Misc. Software		\$ 3,000	\$ 3,000
Street Photos		\$ 10,000	\$ 10,000
Video Surveillance		\$ 6,000	\$ 6,000
A/V Systems		\$ 10,000	\$ 10,000
Records Management		\$ 20,000	\$ 20,000
Website Accessibility Assessment		\$ 3,000	\$ 3,000
Microsoft Office		\$ 30,000	\$ 30,000
Email/SQL Server Upgrade	\$ 15,000		\$ 15,000
Phone System	\$ 60,000		\$ 60,000
Issue Tracking Software		\$ 30,000	\$ 30,000
	\$ 75,000	\$ 172,000	\$ 247,000

AND THAT Appendix A - Town of Tecumseh Information & Communication Services Capital Forecast 2017-2021 be adopted.

As recommended by the Director Information & Communication Services, under Report No. 01/17.

Carried

Administration is encouraged to explore surveillance technologies and to consult with the experts on this issue.

Director Public Works & Environmental Services, Report No. 55/16, Re: Waste, Organics and White Goods Collection – Tender Results

Motion: (RCM-10/17) Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Andrew Dowie

THAT the Director Public Works & Environmental Services, Report No. 55/16 Re: Waste, Organics and White Goods Collection – Tender Results, be received.

Carried

An inquiry is made about potential savings through reducing hard-sided containers in the urban area only. It is noted the City of Windsor did not adequately address their rodent population via hard-sided containers and are offering bating services. It is suggested that further discussion is had on hard-sided containers and limiting them to the urban areas of the Town only.

Manager Roads & Fleet, Report No. 05/17, Re: Waste, Organics and White Goods Collection Tender Negotiated Contract with Windsor Disposal Services

Motion: (RCM-11/17) Moved by Councillor Tania Jobin

Seconded by Councillor Rita Ossington

THAT the sole tender for the Waste, Organics and White Goods Collection from Windsor Disposal Services, in the amount of \$643,656.73, plus applicable taxes, be rejected, as it was significantly over budget;

AND THAT Administration's negotiated reductions with Windsor Disposal Services, as outlined below, be accepted, for an annual base savings of \$55,737:

- a) Appliance Collection – to be completed by Essex Windsor Solid Waste Authority (EWSWA) on a once monthly per visit basis, for an estimated savings of \$5,237 annually, the savings will fluctuate based on number of pickups per year;
- b) Front End Containers – Removal of the front end containers from the tender cost, \$3,750, and allocation to the proper operating budget;
- c) Bonding Requirements – Consistent with prior years, reduce the bonding requirement from 100% to 50% resulting in a cost savings of \$2,500 annually;
- d) Contract Length – The proposed contract is for a five year term. WDS requests a five year automatic renewal for a reduction in tender cost of \$48,000;

AND FURTHER THAT a five year renewal clause be added to the contract with a caveat that terms are to be renegotiated if substantial changes occur in, but not limited to, garbage collection procedures, processes, quantities or performance levels;

AND FURTHERMORE THAT the Mayor and Clerk be authorized to execute an agreement, satisfactory in form to the Town's Solicitor, with Windsor Disposal Services, for a Contract amount of \$587,919.73 plus applicable taxes based on reduced costs and terms as negotiated by Administration;

AND FURTHERMORE THAT Administration continue to explore environmentally friendly cost saving measures, funding opportunities and public education initiatives.

As recommended by the Manager Roads & Fleet, under Report No. 05/17.

Carried

Motion: (RCM-12/17) Moved by Councillor Tania Jobin
 Seconded by Councillor Brian Houston

THAT Administration provide a report on amending the Refuse Control By-law to limit hard-sided containers to the urban areas and exclude the rural areas.

Carried.

Administration is requested to review the prohibition of urban chickens in residential areas and related issues to property lot size.

Manager Engineering Services, Report No. 01/17, Re: Amendment to the 2017-2021 PWES Capital Works Plan Revised 2017 Asphalt Program

Motion: (RCM-13/17) Moved by Councillor Bill Altenhof
 Seconded by Deputy Mayor Joe Bachetti

THAT the report titled "Amendment to the 2017-2021 PWES Capital Works Plan, Revised 2017 Asphalt Program" be received;

AND THAT Arlington Boulevard be included as part of the 2017 Asphalt Program, with Fasan Drive to be deferred to the 2018 Asphalt Program;

AND FURTHER THAT funding allocations from the Road Lifecycle Reserve for the 2017 Asphalt Program be decreased by \$39,000, from \$885,000 to \$846,000.

As recommended by the Manager Engineering Services, under Report No. 01/17.

Carried

Manager Water & Wastewater, Report No. 02/17, Re: Tender Result: 2016 Elevated Water Tower Illumination - External Lighting

Motion: (RCM-14/17) Moved by Councillor Bill Altenhof
 Seconded by Councillor Brian Houston

THAT the tendered amount of \$196,840 provided by Landmark Municipal Services ULC for the external lighting of the Town of Tecumseh elevated water tank be rejected as it exceeds the budgeted amount, and further that the project be cancelled.

As recommended by the Manager Water & Wastewater, under Report No. 02/17.

Carried

Drainage Superintendent, Report No. 04/17 Re: East Townline Drain (Pike Creek Outlet) - Tender Award

Motion: (RCM-15/17) Moved by Councillor Rita Ossington
 Seconded by Councillor Brian Houston

THAT the tender for the Repair and Improvement of the East Townline Drain in the amount of \$49,099.97 excluding HST, be awarded to H.E. Construction Inc. and that the Mayor and Clerk be authorized to execute an agreement, satisfactory in form to the Town's Solicitor, with H.E. Construction Inc. once all of the approvals for the project have been obtained.

As recommended by the Drainage Superintendent, under Report No. 04/17.

Carried

Manager Water & Wastewater, Report No. 06/17 Re: 2016 Annual Summary Report - Distribution System

Motion: (RCM-16/17) Moved by Councillor Bill Altenhof
Seconded by Councillor Andrew Dowie

THAT the Annual Summary Report for the Tecumseh Distribution System (260004969) for the Year 2016, as prepared in accordance with the Safe Drinking Water Act, O. Reg. 170/03, Schedule 22 Summary Report, be adopted;

AND THAT the Annual Summary Report be made available for public viewing through the Town of Tecumseh website.

As recommended by the Manager Water & Wastewater, under Report No. 06/17.

Carried

Drainage Superintendent, Report No. 07/17, Re: Request for Repair and Improvements to a Municipal Drain, Appointment of Drainage Engineer – Webster Drain

Motion: (RCM-17/17) Moved by Councillor Rita Ossington
Seconded by Councillor Bill Altenhof

THAT Gerard Rood P.Eng., of Rood Engineering Inc. be appointed Drainage Engineer to:

- (i) make an examination of the drainage area as submitted By Christine and Craig Pearce of Roll No. 410000000700000 in the “Notice of Request for Drain Improvement” dated October 5, 2016; and
- (ii) to prepare a Drainage Report for the Webster Drain (Drain) in accordance with Section 78 of the Drainage Act, including provisions for future maintenance of the Drain.

As recommended by the Drainage Superintendent,, under Report No. 07/17.

Carried

Drainage Superintendent, Report No. 08/17, Re: Petition for a Municipal Drain - Appointment of Drainage Engineer

Motion: (RCM-18/17) Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Rita Ossington

THAT Council consider the Petition for a Municipal Drain as outlined under Section 5 of the Drainage Act;

AND THAT Dillon Consulting Ltd. be appointed Drainage Engineer to:

- (i) make an examination of the area requiring drainage as described in the Petition submitted by Kirby McArdle, P.Eng., Manager Roads & Fleet for the Town of Tecumseh in the “Notice of Request for Drain Improvement” dated January 9, 2017; and
- (ii) to prepare a Drainage Report in accordance with Section 8 of the Drainage Act, including provisions for future maintenance of the Drain

As recommended by the Manager Engineering Services, under Report No. 51/16.

Carried

(RCM 1-11)

BY-LAWS

Motion: (RCM-19/17) Moved by Councillor Rita Ossington
Seconded by Councillor Brian Houston

THAT By-law No. 2017-01 being a by-law to authorize the execution of an Agreement between The Corporation of the Town of Tecumseh and Roberto & Marco Di Natale;

AND THAT By-law No. 2017-02 being a by-law to authorize the execution of a Letter of Agreement between The Corporation of the Town of Tecumseh and Her Majesty the Queen in Right of Ontario as represented by the Minister of Transportation for Ontario relating to funding under the Dedicated Gas Tax Funds for Public Transportation program;

AND THAT By-law No. 2017-03 being a by-law to amend By-law 85-18, the Town's Comprehensive Zoning By-law for those lands in the former Township of Sandwich South

Be given first and second reading.

Carried

Motion: (RCM-20/17) Moved by Councillor Rita Ossington
Seconded by Councillor Bill Altenhof

THAT By-law No. 2017-01 being a by-law to authorize the execution of an Agreement between The Corporation of the Town of Tecumseh and Roberto & Marco Di Natale;

AND THAT By-law No. 2017-02 being a by-law to authorize the execution of a Letter of Agreement between The Corporation of the Town of Tecumseh and Her Majesty the Queen in Right of Ontario as represented by the Minister of Transportation for Ontario relating to funding under the Dedicated Gas Tax Funds for Public Transportation program;

AND THAT By-law No. 2017-03 being a by-law to amend By-law 85-18, the Town's Comprehensive Zoning By-law for those lands in the former Township of Sandwich South

Be given third and final reading.

Carried

(RCM 1-12)

UNFINISHED BUSINESS

The Members receive the Unfinished Business listing.

The Chief Administrative Officer reports the Traffic Study for Cada and St. Gregory Road areas is scheduled for spring and will be subsequently reported on.

(RCM 1-13)

NEW BUSINESS

Manning Road Signage

A proliferation of signage is again being seen along the east side of Manning Road. A request is made for an update on the status of receiving a response from the Town of Lakeshore regarding this matter.

Strategic Planning and Priority Session

In response to an inquiry respecting the arena expansion, the Chief Administrative Officer advises Council direction was explicitly clear at the meeting and Administration is developing a plan to obtain limited design, cost estimates, funding opportunities, fundraising plans, infrastructure funding and other related issues that should be considered so that momentum is not lost, but rather enhanced. A plan is expected to be presented to Council in the coming weeks.

Centre of Innovation and Excellence

Motion: (RCM-21/17) Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Bill Altenhof

THAT a resolution be sent to the Ministry of Research, Innovation and Science, recommending that our community be recognized as a centre of innovation and excellence and share in funding opportunities, in partnership with St. Clair College, University of Windsor and local industry.

Carried.

Public Information Centre (PIC)

A reminder is given for the upcoming PIC regarding the September 29, 2016 Flood Event and public education session.

Committee of Adjustment

Appreciation is expressed on behalf of residents in Ward 4, who were pleased with the reception they received at the Committee of Adjustment meeting held Monday, January 23, 2017.

(RCM 1-14)

MOTIONS

Motion: (RCM-22/17) Moved by Councillor Bill Altenhof
Seconded by Councillor Brian Houston

THAT By-law 2017-04, being a by-law to confirm the proceedings of the January 24, 2017 regular meeting of the Council of The Corporation of the Town of Tecumseh;
Be given first, second, third and final reading.

Carried

(RCM 1-15)

NOTICES OF MOTIONS

There are no Notices of Motion.

(RCM 1-16)

NEXT MEETING

The next Regular Council meeting will be held on Tuesday, February 14, 2017 at 7:00 pm.

(RCM 1-17)

ADJOURNMENT

Motion: (RCM-23/17) Moved by Councillor Bill Altenhof
Seconded by Councillor Brian Houston

THAT there being no further business the January 24, 2017 regular meeting of Council now adjourn at 8:36 pm.

Carried

Gary McNamara, Mayor

Laura Moy, Clerk



Dear Cities Initiative Member,

We invite you to participate in the Water Utility Energy Challenge, a competition between water utilities in the Great Lakes Basin to reduce energy-related pollution emissions in water distribution systems. The Cities Initiative is collaborating with five other organizations, including the American Water Works Association and Wayne State University, in this project and encourage you to register your water utility.

By participating in the challenge, your municipality will have free access to two new state of the art technologies, the Locational Emissions Estimation Methodology (LEEM) and the Polluting Emission Pump Station Optimization (PEPSO), to help track, control and reduce energy consumption and optimize pumping systems. Your municipality has until the end of February to register for the competition and try LEEM and PEPSO for free.

The competition runs April 2017 through March 2018 and the first place winner of the challenge will receive **\$20,000** with the second place participant, **\$10,000**.

Visit the Water Utility Energy Challenge website to learn more and register by [clicking here](#). Follow the Challenge on Twitter [@H2OEnergyComp](#) and [Facebook](#).

Sincerely,
Simon Belisle

Simon Bélisle, Program Manager
Great Lakes and St. Lawrence Cities Initiative
Phone: 312-201-4517
[@glslcities](#)





Will you accept the challenge?

Water Utility Energy Challenge (WUEC) is a competition between Great Lakes water utilities to reduce energy related pollution emission in their water distribution systems.



Increase O&M efficiency



Save thousands of dollars



Reduce your emission footprint

Eligibility

All U.S. and Canadian water utilities in the Great Lakes Basin are eligible to apply and download the software for free.

Support Provided

Software * Step by step instruction * Technical assistance * Cash prizes

Top Award
\$20,000

Second Prize
\$10,000

Launching December 1, 2016

For more information, FAQs or to apply

www.AWWA.org/Competition

Important Dates

Software Trial Period
December 2016 – February 2017

Competitors Announced
March 2017

Competition
April 2017 – March 2018

WUEC Gala Awards
April 2018

Funded by



Great Lakes
Protection Fund



Organized by



**Ministry of Agriculture,
Food and Rural Affairs**

Office of the Minister

77 Grenville Street, 11th Floor
Toronto, Ontario M7A 1B3
Tel: 416-326-3074
Fax: 416-326-3083

**Ministère de l'Agriculture, de
l'Alimentation et des Affaires rurales**

Bureau du ministre

77, rue Grenville, 11^e étage
Toronto (Ontario) M7A 1B3
Tél. : 416 326-3074
Téléc. : 416 326-3083



January 30, 2017

His Worship Gary McNamara
Mayor
Tecumseh
c/o Imoy@tecumseh.ca

Dear Mayor McNamara:

On behalf of the Ontario government, I am pleased to announce the launch of the renewed community-focused Rural Economic Development (RED) program. Applications are now being accepted for the program and the current intake will conclude on March 31, 2017.

As we have heard from our municipal partners, the RED program helps remove barriers to economic development for communities in rural Ontario. This program is designed to help rural communities become better positioned to attract investment, retain and create jobs, and sustain a highly skilled workforce.

The renewed RED program is part of a range of initiatives that address infrastructure, health care, education and other issues of importance to rural Ontario residents. The Ontario government supports rural communities by delivering on its commitment to create jobs, make economic growth more inclusive and ensure Ontario's growing economy delivers real benefits in the lives of workers and families.

Applications are welcome from rural communities, Indigenous communities and organizations, regions and not-for-profit organizations. While partnerships are not required, we are encouraging collaborative approaches to create more competitive and diverse rural and regional economies across the province.

For more information visit ontario.ca/REDprogram or contact the Agricultural Information Contact Centre (1-877-424-1300).

.../2

I look forward to working with you to help strengthen Ontario's rural economy, create jobs and make everyday life easier for rural Ontarians.

Sincerely,

Original signed by

Jeff Leal
Minister of Agriculture, Food and Rural Affairs



Good Things Grow in Ontario
À bonne terre, bons produits

**Ministry of Agriculture,
Food and Rural Affairs**

Office of the Minister

77 Grenville Street, 11th Floor
Toronto, Ontario M7A 1B3
Tel: 416-326-3074
Fax: 416-326-3083

**Ministère de l'Agriculture, de
l'Alimentation et des Affaires rurales**

Bureau du ministre

77, rue Grenville, 11^e étage
Toronto (Ontario) M7A 1B3
Tél. : 416 326-3074
Téléc. : 416 326-3083



Le 30 janvier 2017

Monsieur le Maire Gary McNamara
Tecumseh

Cher Son Honneur monsieur,

J'ai le plaisir d'annoncer, au nom du gouvernement de l'Ontario, le lancement de l'édition renouvelée du Programme de développement économique des collectivités rurales (Programme DECOR), un programme axé sur les collectivités locales. Nous acceptons actuellement les demandes de subvention. Cette période de réception des demandes se termine le 31 mars 2017.

Nous avons bien entendu ce que nous ont dit nos partenaires municipaux : le Programme DECOR aide à supprimer les barrières au développement économique des collectivités rurales en Ontario. Il est conçu pour aider les collectivités rurales à être dans une meilleure situation pour attirer des investissements, conserver et créer des emplois, et maintenir une main-d'œuvre hautement qualifiée.

Le Programme DECOR renouvelé fait partie d'un éventail d'initiatives se rapportant à l'infrastructure, aux soins de santé, à l'éducation et à d'autres choses importantes pour la population rurale de l'Ontario. Le gouvernement de l'Ontario soutient les collectivités rurales en remplissant l'engagement qu'il a pris de créer des emplois, de rendre la croissance économique plus inclusive et de veiller à ce que l'économie en pleine croissance se traduise par des avantages concrets dans la vie des travailleurs et de leur famille.

Peuvent présenter des demandes les collectivités rurales, les collectivités et les organismes autochtones, les régions et les organismes sans but lucratif. Les partenariats ne sont pas requis, mais nous encourageons les démarches collaboratives qui créent des économies rurales et régionales plus diversifiées et plus concurrentielles partout dans la province.

Si vous désirez obtenir de plus amples renseignements, veuillez vous rendre au site Ontario.ca/programmeDECOR ou communiquer avec le Centre d'information agricole au 1 877 424-1300.

.../2

Je me réjouis à la perspective de collaborer avec vous pour aider à renforcer l'économie rurale de l'Ontario, à créer des emplois et à rendre plus facile la vie quotidienne des Ontariens ruraux.

Veuillez agréer, Monsieur McNamara, l'expression de mes sentiments les meilleurs.

Le ministre de l'Agriculture, de l'Alimentation et des Affaires rurales,

Jeff Leal



Patrick Brown, MPP

Simcoe North
Leader of the Official Opposition

Midland Office:

482 Elizabeth Street
Midland, Ontario L4R 1Z8
Tel: 705-526-8671
Fax: 705-526-8600
patrick.brownco@pc.ola.org

Orillia Office:

210 Memorial Ave, Unit 108
Orillia, Ontario L3V 7V1
Tel: 705-326-3246
Fax: 705-326-9579
patrick.brownco@pc.ola.org

Queen's Park:

Room 381, Legislative Building
Queen's Park
Toronto, Ontario M7A 1A8
Tel: 416-325-0445
Fax: 416-325-0491
patrick.brown@pc.ola.org

February 1, 2017

Dear Head of Council,

Following my speech to the Rural Ontario Municipalities Association (ROMA), I would like to take the opportunity to reiterate the Ontario PC Caucus' unequivocal support for natural gas expansion in Ontario.

While I was encouraged by the Liberal Government's announcement of natural gas expansion at the ROMA conference, I remain concerned that they have no real intention on following through with this announcement.

The Liberal Government first announced \$230 million in investments for natural gas expansion in 2014, and we still haven't seen a single cent of that money spent. Meanwhile, the government's announcement at this week's conference amounts to a cut of \$130 million from the original promised investment.

What's more, I question the government's commitment to the future of natural gas in Ontario. Last May, The Globe and Mail reported on a leaked copy of the *Climate Change Action Plan* that was debated within cabinet. The document detailed a plan to phase out the use of natural gas for home heating in a little more than a decade.

While the Liberal Government immediately denied that they had any plan to phase out natural gas once the document was made public, comments made by the Minister of Environment and Climate Change Glen Murray suggest otherwise. On May 12, 2016, Glen Murray was quoted as saying in the Legislature "home heating in the future is going to have to come from sources other than natural gas."

The time for action and investment in natural gas infrastructure is now. Ontario has already missed out on business investment opportunities because of a lack of natural gas infrastructure.

An Ontario PC government would make investing in natural gas infrastructure an immediate priority. We would not let rural municipalities continue to be burdened by increasingly expensive electricity prices when more affordable and reliable options are available.



LEGISLATIVE ASSEMBLY

Patrick Brown, MPP

Simcoe North
Leader of the Official Opposition

Midland Office:

482 Elizabeth Street
Midland, Ontario L4R 1Z8
Tel: 705-526-8671
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patrick.brownco@pc.ola.org

Queen's Park:

Room 381, Legislative Building
Queen's Park
Toronto, Ontario M7A 1A8
Tel: 416-325-0445
Fax: 416-325-0491
patrick.brown@pc.ola.org

If you have any questions, suggestions, or concerns, I encourage you to reach out to the office of the Ontario PC Caucus' Municipal Affairs and Housing critic Ernie Hardeman at ernie.hardeman@pc.ola.org.

Sincerely,

Patrick Brown
Leader of the Official Opposition
MPP – Simcoe North

c. MPP Ernie Hardeman, Ontario PC Caucus' Critic for Municipal Affairs & Housing

THE CORPORATION OF THE
TOWNSHIP OF MONTAGUE



6547 ROGER STEVENS DRIVE
P.O. BOX 755
SMITHS FALLS, ON K7A 4W6
TEL: (613) 283-7478
FAX: (613) 283-3112
www.township.montague.on.ca

December 22nd, 2016

VIA Email

The Honourable Kathleen Wynne, Premier of Ontario
Legislative Building
Queen's Park
Toronto, Ontario
M7A 1A1
premier@ontario.ca

Dear Honourable Wynne,

The Council of the Corporation of the Township of Montague at its Council meeting on November 15th, 2016 passed Resolution 310-2016, related to funding for internet connectivity in libraries across Ontario.

Please find the resolution attached to this letter.

Please feel free to contact Jasmin Ralph at jralph@township.montague.on.ca or at 613-283-7478.

Thank you,

Jasmin Ralph
Acting CAO/Clerk

Cc: Hon. Eleanor McMahon, Minister of Tourism, Culture and Sport
Cc: Southern Ontario Library Service
Cc: Randy Hillier, MPP
Cc: Scott Reid, MP
Cc: All municipalities in Ontario



TOWNSHIP OF MONTAGUE

MOVED BY: V. Carrol

RESOLUTION NO: 310-2016

SECONDED BY: J. Abbass

DATE: November 15th, 2016

Whereas the Council of the Township of Montague supports the Merrickville and Smiths Falls Public Library; and

Whereas the Township recognizes the value that the libraries bring to the Township by providing essential services to members of the public, including computer and internet access where it may otherwise be unavailable; and

Whereas the Township of Montague has been notified that the Merrickville Public Library may lose funding for Internet Connectivity for 2017;

Now therefore be it resolved that the Council of the Township of Montague hereby requests the Ministry of Tourism, Culture and Sport and the Southern Ontario Library Service maintains funding for libraries for internet connectivity; and

That this resolution be circulated to MTCS, the Southern Ontario Library Service, MP Scott Reid, MPP Randy Hillier, the Premier of Ontario and all municipalities.

☒ CARRIED

☐ DEFEATED



REEVE

From: Paul & Anita Frayne <ninerubies@hurontel.on.ca>

Date: February 2, 2017 at 3:00:52 PM EST

To: Paul & Anita Frayne <ninerubies@hurontel.on.ca>

Subject: Follow-up From Yesterday

Good Afternoon:

I have had a number of inquiries with respect to the email which I sent out yesterday. My apologies for any confusion. I would like to provide the following clarification:

David Hemingway is from the Municipality of Central Huron in Huron County. He has been actively involved in the industrial wind turbine issue in Ontario since 2010. He is also the president of SWEAR (Safe Wind Energy for All Residents) and, as such, has been involved with and has closely followed the Shawn & Trish Drennan legal challenges of the Green Energy Act, 2009.

We would appreciate it if you would include this item in your next council agenda package.

Thanks,

Anita Frayne

Is there a Remedy for People Suffering, Health Issues, Financially, etc. from Industrial Wind Turbines in Ontario – approximately 7700 planned for Ontario

“Congratulations to Trish and Shawn Drennan!”

The Goderich Superior Court Room was filled to capacity when Shawn and Trish Drennan went to Court on January 19th to reverse the negative impact that the 140 Industrial Wind Turbine Project (K2), two transformer stations and several transmission lines have on their family, home and their Heritage Farm operation.

They put a compelling and sensible case together and spoke with passion and the strength of truth behind their words. One comment was that some felt they were witnessing an important step in this fight. I heard, from a lawyer, “that a lawyer could not have done a better job in arguing the case”. Most felt the judge *really* got it and it was in no small part because of the time, work, expense and personal sacrifice they both have given to their case to put the facts on the table.

Shawn, “presented himself”, and told the court that the government has created an impossible barrier when he has to prove “Serious Harm to human health” at an Environmental Review Tribunal (ERT), when the turbines have not been installed or in operation yet. The ERT appeals and Divisional Court Hearings occur prior to the IWTs becoming operational. The Divisional Court also confirmed that the ERT’s lack the jurisdiction to determine the validity of section 47.5 of the Environmental Protection Act (EPA) and its constitutionality. In addition, to date, there appears to be no definition for the term “Serious Harm” even after all the ERT’s, Judicial Reviews and Divisional Court cases here in Ontario.

Shawn declared that the many witnesses who have come forward to testify that they have been harmed by turbines all over this province have not been given the gravity and respect they deserve for putting their testimony forward. Shawn told the hearing that the government and K2 knew the turbines will harm people even before wind project proposals and permits went ahead. The Canadian Wind Energy Association (CanWEA) lobbied the government to remove Infra and Low Frequency Sound regulations and testing when the Green Energy Act was written and this requirement was subsequently removed. If Judge Raikes had asked, at least half or more of the people in the court room that day could have stood up and said, “*I am the evidence of harm from Industrial Wind Turbines (IWTs).*”

Shawn told the hearing that the difference between then, (ERT Hearings prior to operation) and now (May 29 2015), is that now the switch has been turned on, and the IWT’s are operational and we are being harmed.

Judge Raikes challenged K2 and the MOE to tell him what remedy the Drennans have besides more time in court. We all watched them try to answer to no avail, because as was pointed out the only remedy right now is to move away. “Most people do not want to move away to begin with but do so to regain health. They are often penalized yet again when they have to lower the sales price to even get the home sold.

When Judge Raikes looked at the K2 lawyer, Mr Bredt, the judge tried to paraphrase what the lawyer had just said to him, “ So, the Drennans went to the ERT and Divisional Court, have complained to MOE, and still have no remedy, so it’s tough luck for them? Bredt replied, “Yes.” which drew gasps of disbelief from the full gallery of people who attended.

When it came time to argue about who should be named as defendants in the Charter Challenge; K2 and /or govt., it was interesting to watch the judge see both parties try to **throw each other under the bus**.

Those in attendance are waiting to hear Judge Raikes’ decision and keep their fingers crossed that Shawn and Trish can move forward in finding a remedy for the harm they have experienced. This hearing has implications for property owners and people living within at least a 10 km radius of a turbine project here in Ontario.

Thank you, on behalf of a whole lot of us in Ontario.

Dave Hemingway, Reporter, The Landowner with files from Lorrie Gillis



Office of the Director of Council Services/Clerk

Mary S. Brennan, B.A., C.M.O.
Director of Council Services/Clerk

February 3, 2017

Sent By Email: lmoy@tecumseh.ca

Town of Tecumseh
Attention: Laura Moy, Director of Corporate Services/Clerk
917 Lesperance Road
Tecumseh, ON
N8N 1W2

Dear Ms. Moy,

**Re: Essex County Council Resolution RE Essex County Library Board
Refund of Surplus Funds**

Please be advised that at their meeting of February 1, 2017, Essex County Council resolved the following:

Moved By Mr. Antaya

Seconded By Mr. McNamara

That the refund to the County of Essex from the Essex County Library Board in the sum of \$790,000, be placed in the Rate Stabilization Reserve until such a time that the CUPE 2974 labor disruption is over and a complete expense detail is available for consideration. **Carried.**

If you have any questions or concerns related to this, or another County matter, please feel free to contact the undersigned.

Regards,

Mary Brennan (original signed by Mary Brennan)

Mary Brennan
Director of Council Services/Clerk

MB: kh

Monday, Dec 5, 2016

**His Worship Mayor Gary McNamara
Town of Tecumseh
917 Lesperance Road
Tecumseh, ON N8N 1W9**

RECEIVED DEC 08 2016

Dear Mayor Gary McNamara:

Re: Samaritans Purse Canada Flood Recovery Deployment for Tecumseh and Windsor

Samaritans Purse Canada has wrapped up recovery operations related to the flooding in both Tecumseh and Windsor. On behalf of our organization and my team that was staged at Lakeshore St. Andrews in Tecumseh, I would like to thank you for all of your support and provision of services while we were here.

Samaritans Purse Canada continues to build its capacity across Canada for emergencies. At the end of the day though, it is the relationships that are developed, nurtured and strengthened during those emergencies that enable Samaritans Purse to become better at serving those most in need.

Over the three week response, we were involved with complete basement gut-outs, basement clean-ups, furniture removal, and mold remediation. Our cumulative total work orders written for this response was 144 and of those, 122 work orders were completed by Samaritans Purse with 22 being done by owners. Through 339 volunteers, we completed 2268.75 labor hours.

The many volunteers who generously donated their time and energy are the backbone and foundation of our organization and, without them, we would not have been able to achieve everything that we did. The volunteers are the reason why we were able to bring hope again to families that, in some cases, had lost hope. We hope and pray that what we have been able to provide the homeowners with, will be a catalyst and a foundation on which they can go forward with their lives.

Thank you again for your support, on behalf of the Samaritans Purse Canada Team!

Blessings,



**Tammy Suitor
Samaritans Purse Canada
Canadian Disaster Relief Manager**



THE CORPORATION OF THE

Municipality of Neebing

Rosalie Evans,
Solicitor-Clerk
Erika Kromm,
Treasurer, Deputy Clerk

4766 Highway 61
Neebing, Ontario P7L 0B5
TELEPHONE (807) 474-5331
FAX (807) 474-5332
E mail – neebing@neebing.org

Councillors
Erwin Butikofer
Curtis Coulson
Bill Lankinen
Mike McCooye
Roger Shott
Brian Wright

Mayor Ziggy Polkowski

February 7, 2017

The Honourable Kathleen Wynne,
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

and

The Honourable Charles Sousa,
Minister of Finance
7 Queen's Park Crescent
7th Floor
Toronto, ON M7A 1Y6

Re: Carbon Tax Credits for Municipalities

Dear Honourable Premier and Minister:

Please be advised that, at its meeting held on February 1, 2017, the Neebing Municipal Council passed the following resolution for your consideration:

Res. No. 2017-01-027

Moved by: Councillor Butikofer
Seconded by: Councillor Shott

WHEREAS there are Provincial programs, including the Conservation Land Tax Incentive Program, and Provincial legislation which exempts some privately owned land parcels from all or some of the otherwise applicable municipal property taxes;

AND WHEREAS Ontario's municipalities bear the costs of these programs by having to provide services to these lands without receiving any revenue to defray the costs of those services;

AND WHEREAS Ontario is in the process of implementing a system of carbon taxes and carbon tax credits;

AND WHEREAS certain lands, such as vacant forested or cleared lands, may be eligible for carbon tax credits;

AND WHEREAS the benefit of a carbon tax credit may, at no expense to the Province, defray some or all of the costs to Ontario's municipalities for servicing tax exempt land;

THEREFORE BE IT RESOLVED THAT The Corporation of the Municipality of Neebing respectfully requests the Premier, the Minister of Finance and the Legislature, when considering the policies associated with carbon taxes and carbon tax credits, to accrue any carbon tax credits applicable to tax-exempt private properties within Ontario municipalities, to the Municipality in which the land is situate, rather than to the property owner;

AND THAT this resolution be sent to the Premier, the Minister of Finance, AMO, NOMA, the Thunder Bay District Municipal League; and all Ontario Municipalities for consideration and support.

Neebing Council respectfully requests a formal, written response.

All of the above is respectfully submitted.

Yours truly,



Rosalie A. Evans
Solicitor-Clerk

cc. Association of Municipalities of Ontario
Attention: Pat Vanini, Executive Director
200 University Avenue, Suite 801
Toronto, ON M5H 3C6

Northwestern Ontario Municipal Association
Attention: Kristen Oliver
P.O. Box 10308
Thunder Bay, ON P7B 6T8

Thunder Bay District Municipal League
c/o Beth Stewart
R.R.#1
Kakabeka Falls, Ontario
P0T 1W0

All Ontario Municipalities (by email only)



Heritage Week 2017 – Promote your event

Dear Friends and Partners:

Ontario Heritage Week 2017 runs from Monday, February 20 to Sunday, February 26 and provides an opportunity for the people of Ontario to celebrate the province's rich and diverse history. In 2017, Ontario is celebrating the anniversary of Confederation. Ontario's history stretches back more than 10,000 years. This is a special moment and a great opportunity for Ontarians to explore our past and imagine our future through the Trust's **MyOntario - A vision over time** initiative.

The Trust will once again host information about community events on our calendar. To post the details of your event, please visit the Heritage Week [event submission page](#).

The deadline for submitting your event is January 30, 2017.

For additional information about Heritage Week please email [Dawson Bridger](#), Community Programs Officer, or phone 416-314-3586.

**MINUTES OF A MEETING OF THE POLICE SERVICES BOARD
FOR THE
TOWN OF TECUMSEH**

The Police Services Board of the Town of Tecumseh convened in regular session on Thursday, January 12, 2017 at 4:30 p.m. at the Tecumseh Town Hall, 917 Lesperance Road, Tecumseh, Ontario.

(PSB 1-1)

ORDER:

Secretary/Treasurer Tony Haddad called the meeting to order at 4:32 p.m.

(PSB 1-2)

ROLL CALL:

Present:	Mayor	- Gary McNamara
	Deputy Mayor	- Joe Bachetti (4:37 pm)
	Member	- Christopher Hales
	Member	- Eleanor Groh
	Member	- Fred Stibbard
Also Present:	OPP	- Inspector Glenn Miller
	OPP	- Staff Sgt. Brad Sakalo
	OPP	- Detective Sgt. Kimberly Miller
	OPP	- Sgt. Rico Tonial
	Secretary/Treasurer	- Tony Haddad, CAO
	Recording Secretary	- Ellen Preuschat

(PSB 1-3)

ELECTION OF OFFICERS:

1. Election of Chair

Secretary/Treasurer Tony Haddad called for nominations for Chair of the Tecumseh Police Services Board for the year 2017. Member Fred Stibbard nominated Christopher Hales, seconded by Member Eleanor Groh. Following second and third calls for nominations, no further nominations were received. The Secretary/ Treasurer asked Mr. Hales if he wishes to stand and Mr. Hales accepted.

<u>Motion:</u>	(PSB 1/2017)	Moved by Member Fred Stibbard Seconded by Member Eleanor Groh
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THAT Christopher Hales be appointed as Chair of the Police Services Board for the Town of Tecumseh for the period January 1, 2017 up to and including December 31, 2017.

Carried.

2. Election of Vice Chair

Chair Hales called for nominations for Vice Chair of the Tecumseh Police Services Board for the year 2017. Member Eleanor Groh nominated Fred Stibbard, seconded by Mayor Gary McNamara. Following second and third calls for nominations, no further nominations were received. The Chair asked Mr. Stibbard if he wishes to stand and Mr. Stibbard accepted.

<u>Motion:</u>	(PSB 2/2017)	Moved by Member Eleanor Groh Seconded by Mayor Gary McNamara
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THAT Fred Stibbard be appointed as Vice Chair of the Police Services Board for the Town of Tecumseh for the period January 1, 2017 up to and including December 31, 2017.

Carried.

(PSB 1-4)

DISCLOSURE OF PECUNIARY INTEREST:

There was no pecuniary interest declared by a member of the Board.

(PSB 1-5)

APPROVAL OF THE AGENDA:

Motion: (PSB 3/2017)

Moved by Member Eleanor Groh
Seconded by Mayor Gary McNamara

THAT the members of the Police Services Board for the Town of Tecumseh approve the Agenda dated January 12, 2017.

Carried.

(PSB 1-6)

APPROVAL OF THE PREVIOUS MINUTES:

Motion: (PSB 4/2017)

Moved by Vice Chair Fred Stibbard
Seconded by Member Eleanor Groh

THAT the members of the Police Services Board for the Town of Tecumseh approve the Regular Minutes dated Wednesday, December 7, 2016, as duplicated and delivered to the members thereof.

Carried.

(PSB 1-7)

DELEGATIONS:

None.

(PSB 1-8)

OPP MONTHLY REPORT:

Staff Sgt. Sakalo provided highlights of the November and December 2016 OPP reports.

There was discussion of the high volume of calls originating from long term care/retirement residences in the community. The OPP is working on developing an improved communication strategy with facility staff to address this problem. Inspector Miller will provide more detailed statistics at the next board meeting.

Inspector Miller reported that, over the holidays, the RIDE program in Essex County led the province in the number of license suspensions, and was eighth overall in the number of arrests of impaired drivers. The traffic enforcement unit has been working diligently in this area, and citizen reporting plays an important part in traffic enforcement.

Motion: (PSB 5/2017)

Moved by Mayor Gary McNamara
Seconded by Vice Chair Fred Stibbard

THAT the OPP Report for the months of November and December 2016 be received.

Carried.

(PSB 1-9)

REPORTS

None.

(PSB 1-10)

COMMUNICATIONS:

A – Action Required

None.

B – For Information Purposes

1. *Stephen Beckett, Assistant Deputy Minister, Public Safety Division and Public Safety Training Division, Ministry of Community Safety and Correctional Services, Re: Supporting Ontario's First Responders Act, 2016, December 15, 2016*
2. *Eli El-Chantiry, President & Fred Kaustinen, Executive Director, OAPSB, Re: Coordinated Bargaining Update, December 15, 2016*
3. *Windsor & Essex County Crime Stoppers, Inc., Re: Monthly Statistical Report – November 2016*

Motion: (PSB 6/2017)

Moved by Member Eleanor Groh
Seconded by Vice Chair Fred Stibbard

THAT the correspondence detailed as Items 1-3, B – For Information Purposes, be received.

Carried.

(PSB 1-11)

OLD BUSINESS:

1. 2017 Meeting and Conference Dates

The Recording Secretary has distributed the final list of 2017 board meeting dates, as approved at the last meeting. Deputy Mayor Bachetti advised that, due to employment commitments, he will not be available to attend the 2017 OAPSB Spring Conference and AGM taking place in June.

(PSB 1-12)

NEW BUSINESS:

1. Annual Performance Report – Detachment Commander

As in previous years, Chair Hales will communicate with all members of the board to coordinate the Annual Performance Report of the Detachment Commander. He noted that completion of this annual report is a requirement of the *Police Services Act*.

2. Other New Business

- a. Supporting Police Response to Sexual Violence and Harassment Grant

Inspector Miller reported that the Essex County detachment has applied for a grant under this program. It will be used to raise awareness primarily among youth and to raise their confidence in the assistance provided by police and the judicial system should they come forward with a complaint. They are awaiting the decision on approvals.

- b. Policing Effectiveness Modernization Grant (PEM)

The Policing Effectiveness Modernization grant (PEM) is intended to combine and replace a number of smaller grant programs (CPP, 1,000 Officers, etc.). Inspector Miller confirmed that the Essex County detachment will be submitting an application on behalf of the Tecumseh OPP. There was general discussion regarding the background and rollout of this grant program.

- c. Human Trafficking Campaign

Detective Sgt. Kim Miller, Abuse Issues Coordinator for West Region, outlined a strategy being implemented throughout the region, including Essex County, to support individuals victimized through human trafficking. A five year grant of \$75,000 is funding workshops to educate all OPP officers on how to identify and deal with victims. Toll free support numbers are provided for safety planning and counselling, and public education materials are being distributed. The program was launched successfully in Essex County and Chatham Kent in 2016, and rolls out to all the detachments in West Region this year. Det. Sgt. Miller noted that this region is active in human trafficking due to the relatively high temporary labour pool and location near a major Canada/US border crossing.

(PSB 1-13)

NEXT MEETING

The next meeting of the Police Services Board will be held Thursday, April 13, 2017 at 4:30 p.m.

(PSB 1-14)

ADJOURNMENT

Motion:

(PSB 7/2017)

Moved by Deputy Mayor Joe Bachetti
Seconded by Vice Chair Fred Stibbard

THAT there being no further business to discuss, the January 12, 2017 meeting of the Tecumseh Police Services Board adjourn at 5:38 p.m.

Carried.

Chris Hales, Chair

Tony Haddad, Secretary/Treasurer

**MINUTES OF A MEETING OF THE HERITAGE COMMITTEE
FOR THE TOWN OF TECUMSEH**

A meeting of the Heritage Committee for the Town of Tecumseh was held on Monday, January 16, 2017 in the Sandwich South Meeting Room at Town Hall, 917 Lesperance Road, Tecumseh at the hour of 6:00 pm.

(HC 1-1)

ORDER

The Director Corporate Services & Clerk, calls the meeting to order at 6:07 pm.

(HC 1-2)

ROLL CALL

Councillor	- Brian Houston
Councillor	- Rita Ossington
Member	- Jerome Baillargeon
Member	- Rhonda Dupuis
Member	- Ian Froese
Member	- Terry England
Member	- Dwayne Ellis

Also Present:	Director Corporate Services & Clerk	- Laura Moy
	Deputy Clerk	- Christina Hebert

Absent:	Member	- Chris Carpenter
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(HC 1-3)

DISCLOSURE OF PECUNIARY INTEREST

None Reported.

Election of Chair

The Director Corporate Services & Clerk opens the floor to nominations for Committee Chair for the Heritage Committee for a one year term, ending December 1, 2017. Member Ian Froese nominates Member Jerome Baillargeon seconded by Member Rhonda Dupuis. The nomination is accepted by Member Jerome Baillargeon.

Motion: (HC-01/17)	Moved by	Member Ian Froese
	Seconded by	Member Rhonda Dupuis

THAT Member Jerome Baillargeon be appointed Chair of the Heritage Committee for the Town of Tecumseh for a one (1) year term, ending December 1, 2017.

Carried

Election of Vice-Chair

The Director Corporate Services & Clerk opens the floor to nominations for Committee Vice-Chair for the Heritage Committee for a one year term, ending December 1, 2017. Member Rhonda Dupuis nominates Member Ian Froese seconded by Chair Jerome Baillargeon. The nomination is accepted by Member Ian Froese.

Motion: (HC-02/17)	Moved by	Member Rhonda Dupuis
	Seconded by	Chair Jerome Baillargeon

THAT Member Ian Froese be appointed Vice Chair of the Heritage Committee for the Town of Tecumseh for a one (1) year term, ending December 1, 2017.

Carried

(HC 1-4)

DELEGATIONS

None.

(HC 1-5)

COMMUNICATIONSMinutes

a) Heritage Committee Meeting held November 21, 2016

Motion: (HC-03/17) Moved by Member Rhonda Dupuis

Seconded by Vice-Chair Ian Froese

THAT the Minutes of the Heritage Committee meeting held November 21, 2016, be approved.

Carried

Communication for Information

b) Betrand Duclos, Heritage Outreach Consultant, Ministry of Tourism, Culture and Sport. Email dated November 30, 2016. Re: The Municipal Register of Heritage Properties

c) National Trust for Canada, Email dated December 1, 2016. Re: Breaking News: Bill for Heritage Tax Credits

d) National Trust for Canada, Email dated January 10, 2017. Re: Regeneration Works Webinars

Motion: (HC-04/17) Moved by Member Rhonda Dupuis

Seconded by Councillor Brian Houston

THAT Communications B through D on the January 16, 2017, Agenda be received.

Carried

(HC 1-6)

REPORTS

None.

(HC 1-7)

UNFINISHED BUSINESSHeritage Property Listing

Member Rhonda Dupuis provides a condensed version of the Heritage Property Listing.

Administration, using the Town's existing approved Municipal Register of Cultural Heritage Properties, will 'track' changes to incorporate the inventory listing provided this evening and bring it back to the Committee for review. The Listing of properties is the first step in the identification and evaluation of a property that may warrant some form of heritage conservation, recognition and/or long-term protection.

The Committee will then identify properties of cultural heritage value or interest. Once finalized, the Committee will need to bring a report to Council for their consideration in amending the Municipal Register of Cultural Heritage Properties.

It is recommended that the proposed Bus Tour be scheduled once a finalized listing has been prepared and properties of cultural heritage value or interest have been identified and prioritized.

Log Cabin Update

There is no further update to be given at this time.

As previously reported on, a property search for ownership of 6455 Walker Road (Log Cabin) indicated who previously owned the property, but prior ownership was listed as 'unknown'.

Administration will contact Mr. Brian Sherwell to inquire on the status of the legal property search for the Log Cabin.

Heritage Portal Update

Administration will create a 'drop box' for the Committee to store and access information collected from research conducted on the Heritage Property Listing.

(HC 1-8)

NEW BUSINESS**2017 Project Planning**

The Committee concurs with focusing on the Heritage Property Listing as the main objective for 2017.

By creating a comprehensive register of cultural heritage properties will assist in the planning for the conservation of heritage properties and provide interim protection from demolition.

To create a comprehensive register of cultural heritage properties, the Committee will adhere to the following process:

1. 'Track' changes to incorporate the condensed inventory listing into the approved Municipal Register of Cultural Heritage Properties and bring back to Committee for review;
2. Review listing for completeness, including legal description of property and brief description for why property has been listed and rationale for why property is of cultural heritage value or interest and accordingly, carry out research for same;
 - a. Listing can be updated to include a photo of the property, if gathered from the Committee's research
3. Prioritize Listing to identify 'non-designated' properties that the Committee would like to recommend be listed on the Register;
4. Prepare a report to Council with the Committee's recommendation for Council's consideration in amending the Municipal Register of Cultural Heritage Properties.

The Criteria for Determining Cultural Heritage Value or Interest and the Heritage Property Evaluation will be listed on the next Agenda, for ease of reference.

(HC 1-9)

NEXT MEETING

The next meeting of the Heritage Committee will be held on Monday, February 13, 2017, at 6:00 pm.

(HC 1-10)

ADJOURNMENT

Motion: (HC- 05/17) Moved by Member Rhonda Dupuis
 Seconded by Vice-Chair Ian Froese

THAT there being no further business, the January 16, 2017 meeting of the Heritage Committee be adjourned at 6:54 p.m.

Carried

Jerome Baillargeon, Chair

Ian Froese, Vice Chair

MINUTES OF A MEETING OF THE CULTURAL & ARTS ADVISORY COMMITTEE FOR THE TOWN OF TECUMSEH

A meeting of the Cultural & Arts Advisory Committee for the Town of Tecumseh was scheduled to be held on Monday, January 16, 2017, in the Sandwich South Meeting Room at Town Hall, 917 Lesperance Road, Tecumseh at the hour of 7:00 pm.

(CAAC 1-1)

ORDER

The Director Corporate Services & Clerk calls the meeting to order at 6:58 pm.

(CAAC 1-2)

ROLL CALL

Present:	Member	- Ian Froese
	Member	- Dwayne Ellis
	Member	- Rhonda Dupuis
	Councillor	- Brian Houston
	Member	- Jerome Baillargeon
	Councillor	- Rita Ossington
	Member	- Phil Kane
	Member	- Marian Drouillard
	Member	- Ashleigh Neal

Also Present:	Director Corporate Services & Clerk	- Laura Moy
	Deputy Clerk	- Christina Hebert

Election of Chair

The Director Corporate Services & Clerk opens the floor to nominations for Committee Chair for the Cultural & Arts Advisory Committee for a one year term, ending December 1, 2017. Councillor Rita Ossington nominates Member Marian Drouillard seconded by Member Rhonda Dupuis. The nomination is accepted by Member Marian Drouillard.

Motion: (CAAC-01/17) Moved by Councillor Rita Ossington
Seconded by Member Rhonda Dupuis

THAT Member Marian Drouillard be appointed Chair of the Cultural & Arts Advisory Committee for the Town of Tecumseh for a one (1) year term, ending December 1, 2017.

Carried

Election of Vice-Chair

The Director Corporate Services & Clerk opens the floor to nominations for Committee Vice-Chair for the Cultural & Arts Advisory Committee for a one year term, ending December 1, 2017. Councillor Rita Ossington nominates Member Rhonda Dupuis seconded by Member Jerome Baillargeon. The nomination is accepted by Member Rhonda Dupuis.

Motion: (CAAC-02/17) Moved by Councillor Rita Ossington
Seconded by Member Jerome Baillargeon

THAT Member Rhonda Dupuis be appointed Vice-Chair of the Cultural & Arts Advisory Committee for the Town of Tecumseh for a one (1) year term, ending December 1, 2017.

Carried

(CAAC 1-3)

DISCLOSURE OF PECUNIARY INTEREST

None reported.

(CAAC 1-4)

DELEGATIONS

None.

(CAAC 1-5)

COMMUNICATIONS**Minutes**

a) Cultural & Arts Advisory Committee Meetings held November 21, 2016.

Motion: (CAAC-03/17) Moved by Vice-Chair Rhonda Dupuis
 Seconded by Member Dwayne Ellis

THAT the Minutes of the Cultural & Arts Advisory Committee meeting held November 21, 2016, be approved.

Carried

Communication for Information

b) Culture Days 2016 – Preliminary Research Results.

Motion: (CAAC-04/17) Moved by Councillor Rita Ossington
 Seconded by Member Jerome Baillargeon

THAT Communication B on the January 16, 2017, Cultural & Arts Advisory Committee agenda be received.

Carried

(CAAC 1-6)

REPORTS

None.

(CAAC 1-7)

UNFINISHED BUSINESS**Tecumseh-l'Essor Arts Centre Auditorium Sign Unveiling Event Update**

The Director Corporate Services & Clerk provides a brief history of the partnership between the Town and l'Essor Secondary School (l'Essor), for the benefit of the new Members. The partnership endeavours to enhance the cultural and arts events in the community.

The Town and l'Essor have partnered to plan and host a Paul Murray Performance Painting event as a fundraising opportunity for both the school and the Town. The event will also serve as an unveiling for the new 'Tecumseh-l'Essor Arts Centre Auditorium' signage.

Mr. Murray will be creating four (4) performance pieces to be auctioned, in addition to commission pieces depicting 'Tecumseh' and l'Essor's Eagle. Arrangements are underway to secure band performers of a high caliber to perform alongside Paul Murray. The event is tentatively scheduled for Saturday, April 29, 2017. Administration is working with l'Essor and Kati-Jane Murray on the particulars for the event, including: ticket sales, advertising, reception planning, etc. The event will be cost-shared between the Town and l'Essor. Performance workshops with the local area youth will also be conducted following the event.

This event is an exciting opportunity to create a memorable event to 'awaken the arts' amongst the community. Support and assistance from the Committee in organizing a successful event is appreciated.

Canada 150 Mosaic Project

The Director Corporate Services & Clerk confirms the Town will be participating in the Canada 150 Mural Mosaic project. In celebration of Canada's 150th birthday, a mural is being created amongst all provinces and territories, with over 80,000 paintings and 150 individual murals that if united will form one gigantic mural mosaic.

The Town will be given approximately 400 tiles to paint. The Canada Mosaic 150 team of artists and facilitators will come and work with members of the community to create an ultimate two-day painting event. Every tile painted will be 4 inches x 4 inches in size, creating a unified community mural. Administration is currently working with the Canada Mosaic 150 team to coordinate dates for the painting event.

The Town will be reaching out to all demographics within the community to participate in painting the tiles and seeking feedback for selecting the location of the mural once permanently assembled.

The mural mosaic will serve as a legacy piece for decades to come.

TAHS Feather Project

The new Members are informed of the Tecumseh Area Historical Society (TAHS) grant for the Feather Project. Currently, nine (9) feathers reside within the community. An additional eight (8) feathers are in the works for anticipated completion by Spring.

The Town offers an in-kind contribution for the installation of the feathers.

Discussion ensues regarding QR codes on the feathers and newer innovative technology, that is similar to a 'hologram'. Member Dwayne Ellis will provide Administration with further details and cost.

Chair Marian Drouillard demonstrates the City of Windsor's 'Map My City' website for the Members interest and information.

(CAAC 1-8)

NEW BUSINESS

2017 Project Planning

Further to the upcoming events reported on earlier tonight, the Members concur with targeting the following 2017 Projects:

Project	Project Date	Completion
Paul Murray Performance Painting Event	April 29 th (tentative)	Q1
Canada 150 Mural Mosaic Project	Dates being coordinated	Q2
TAHS Feather Project	Spring	Q2
Culture Days	September 29-30 & October 1 st	Q3
Windsor Symphony Orchestra Concert Series	TBD	Q4

(CAAC 1-9)

NEXT MEETING

The next meeting of the Cultural & Arts Advisory Committee will be held on Monday, February 13, 2017, at 7:00 pm, in the Sandwich South Room, Tecumseh Town Hall.

(CAAC 1-10)

ADJOURNMENT

Motion: (CAAC-05/17) Moved by Member Jerome Baillargeon
Seconded by Vice-Chair Rhonda Dupuis

THAT there being no further business, the January 16, 2017, meeting of the Cultural & Arts Advisory Committee be adjourned at 8:11pm.

Carried

Marian Drouillard, Chair

Rhonda Dupuis, Vice-Chair

MINUTES OF A MEETING OF THE YOUTH ADVISORY COMMITTEE FOR THE TOWN OF TECUMSEH

A meeting of the Youth Advisory Committee (YAC) for the Town of Tecumseh was held on Tuesday, January 17, 2017, in the Council Chambers at Town Hall, 917 Lesperance Road, Tecumseh at the hour of 6:00 p.m.

(YAC 1-1)

ORDER

The Deputy Clerk calls the meeting to order at 6:00 p.m.

(YAC 1-2)

ROLL CALL

Members Present:	Member	- Hannah Ruuth
	Member	- Brendan Froese
	Member	- Paytin Gardner
	Member	- Ava Ruuth
	Member	- Andre Ducharme

Also Present:	Deputy Clerk	- Christina Hebert
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Absent:	Member	- Rachel Haddad
	Member	- Kristi Koutros

Election of Chair

The Deputy Clerk opens the floor to nominations for the Chair for the YAC, for a one (1) year term, ending December 1, 2017. Member Ava Ruuth nominates Member Hannah Ruuth, seconded by Member Brendan Froese. The nomination is accepted by Member Hannah Ruuth.

Motion: (YAC-01/17) Moved by Member Ava Ruuth
Seconded by Member Brendan Froese

THAT Member Hannah Ruuth be appointed Chair of the Youth Advisory Committee for the Town of Tecumseh for a one (1) year term, ending December 1, 2017.

Carried

Election of Vice-Chair

The Deputy Clerk opens the floor to nominations for the Vice Chair for the YAC, for a one (1) year term, ending December 1, 2017. No interest is received from the Members present and as such, the election of Vice Chair will be deferred to the next meeting.

Election of Secretary

The Deputy Clerk opens the floor to nominations for the Secretary for the YAC, for a one (1) year term, ending December 1, 2017. Chair Hannah Ruuth nominates Member Paytin Gardner, seconded by Member Ava Ruuth. The nomination is accepted by Member Paytin Gardner.

Motion: (YAC-02/17) Moved by Chair Hannah Ruuth
Seconded by Member Ava Ruuth

THAT Member Paytin Gardner be appointed Secretary for the Youth Advisory Committee for the Town of Tecumseh for a one (1) year term, ending December 1, 2017.

Carried

Election of Treasurer

The Deputy Clerk opens the floor to nominations for the Treasurer for the YAC, for a one (1) year term, ending December 1, 2017. Member Ava Ruuth nominates Member Andre Ducharme, seconded by Secretary Paytin Gardner. The nomination is accepted by Member Andre Ducharme.

Motion: (YAC-03/17) Moved by Member Ava Ruuth
Seconded by Secretary Paytin Gardner

THAT Member Andre Ducharme be appointed Treasurer for the Youth Advisory Committee for the Town of Tecumseh for a one (1) year term, ending December 1, 2017.

Carried

(YAC 1-3)

DISCLOSURE OF PECUNIARY INTEREST

None Reported.

(YAC 1-4)

DELEGATIONS

None.

(YAC 1-5)

COMMUNICATIONS

Minutes

a) Youth Advisory Committee Meeting held November 15, 2016

Motion: (YAC-04/17) Moved by Member Ava Ruuth
Seconded by Secretary Paytin Gardner

THAT the Minutes of the Youth Advisory Committee meeting held November 15, 2016, be approved.

Carried

Communication for Information

b) The Honourable Eleanor McMahon, Minister Tourism, Culture and Sport. Letter dated December 21, 2016. Re: Ontario150 Partnership Program Application Approval.

Motion: (YAC-05/17) Moved by Member Ava Ruuth
Seconded by Member Brendan Froese

THAT Communication B on the January 17, 2017 Youth Advisory Committee Agenda, be received.

Carried

(YAC 1-6)

REPORTS

None.

(YAC 1-7)

UNFINISHED BUSINESS

Distracted Driving Campaign Slogan

The Members are informed that the YAC's slogan idea "Look right, look left, and always look up" respecting the Distracted Driving Campaign was submitted.

The Distracted Driving Kick-Off is scheduled for April 2017. Administration will continue to bring further information, as it becomes available, regarding the next steps in developing the Distracted Driving initiative.

2017 Budget

The Deputy Clerk advises that the 2017 Business Plan and Budget was approved by Town Council, including the YAC budget.

The Members are also reminded of the Ontario150 Partnership Program approval funding, in the amount of \$15,000, as reported on earlier under 'Communications'.

Transit Survey

The Members are apprised that the Senior Advisory Committee (SAC) has also expressed an interest in conducting a Transportation Survey to gain insight on the needs of the community. Accordingly, the YAC and SAC will work with the Planning and Building Department to create one cohesive survey.

Social Media Update / Suggestions for Improvement

Chair Hannah Ruuth suggests taking a group picture for the Committee's Facebook page. A further suggestion is made for each Committee Member to write a brief biography to use on the Facebook page.

Member Ava Ruuth explains there is a cost of approximately \$100.00 to purchase a Snapchat filter.

Member Brendan Froese shows the Committee his preliminary designs for a YAC logo. Suggestions for revisions to the design are made by the Members. Member Brendan Froese will incorporate the suggestions and bring the design back for review at the next meeting.

The logo, once finalized, will be used as the Committee's Facebook profile picture.

(YAC 1-8)

NEW BUSINESS

2017 Project Planning

The Members review Member Rachel Haddad's correspondence outlining various ideas for the Committee's consideration. Her ideas include: monthly youth events ie. dances, skates, outdoor movies and job fairs.

The Members further brainstorm potential ideas, including:

- Hosting YAC booths at local events ie. Corn Festival
- Sponsoring Sports Tournaments ie. Smiles 4 Miles
- Holiday related events ie. Halloween Haunted House

Member Brendan Froese suggests investigating the cost for creating a YAC banner to display at various events the Committee participates in.

Chair Hannah Ruuth asks the Members to bring back detailed ideas for achievable projects in 2017.

The Members are reminded about their involvement in the Ontario150 Partnership Program.

The Members concur that they want youth to feel engaged and be proud of the community and want to encourage youth to get involved.

Member Recruitment

It is noted that several Committee Members may potentially be going away to University in the Fall.

Members will continue to encourage friends, family, and coworkers who express an interest to become involved to submit an application.

The use of the YAC's social media is suggested as a forum for member recruitment.

RBC Make 150 Count Initiative

Chair Hannah Ruuth explains the RBC Make 150 Count Initiative. RBC is giving \$150.00 to thousands of young Canadians and challenging them to make a positive impact in their communities. RBC is selecting individuals who are between the ages of 16-25 and not an immediate family member of an RBC employee, to submit via photos and videos through Instagram or Twitter, on how they will help create a better Canada. #Make150Count must be used when submitting the application.

Volunteer Appreciation Evening

Chair Hannah Ruuth gently reminds the Members to RSVP to the Volunteer Appreciation Evening, to be held on Friday, January 27, 2017 at Beach Grove Golf & Country Club.

(YAC 1-9)

NEXT MEETING

Due to scheduling conflicts related to school and work commitments, discussion ensues regarding Members availability.

The Members agree to meet on the third Monday of every month at 4:30 pm.

The next meeting of the YAC will be held on Monday, February 13, 2017, at 4:30 p.m.

(YAC 1-10)

ADJOURNMENT

Motion: (YAC-06/17) Moved by Member Brendan Froese
Seconded by Member Ava Ruuth

THAT there being no further business, the January 17, 2017, meeting of the Youth Advisory Committee be adjourned at 7:05 p.m.

Carried

Hannah Ruuth, Chair

Paytin Gardner, Secretary

MINUTES OF A MEETING OF THE SENIOR ADVISORY COMMITTEE FOR THE TOWN OF TECUMSEH

A meeting of the Senior Advisory Committee (SAC) for the Town of Tecumseh was held on Thursday, January 26, 2017, in the Council Chambers at Town Hall, 917 Lesperance Road, Tecumseh at the hour of 6:00 p.m.

(SAC 1-1)

ORDER

The Deputy Clerk calls the meeting to order at 6:04 p.m.

(SAC 1-2)

ROLL CALL

Members Present:	Member	- Doug Drouillard
	Member	- Dara Pfeifer O'Connor
	Member	- Nancy Tennant
	Member	- Michelle Phillion
	Member	- Paul Morand
	Member	- Don Crowder

Also Present: Deputy Clerk - Christina Hebert

Election of Chair

The Deputy Clerk opens the floor to nominations for the Chair for the SAC, for a one (1) year term, ending December 1, 2017. Member Paul Morand nominates Member Doug Drouillard seconded by Member Nancy Tennant. The nomination is accepted by Member Doug Drouillard.

Motion: (SAC-01/17) Moved by Member Paul Morand
Seconded by Member Nancy Tennant

THAT Member Doug Drouillard be appointed Chair of the Senior Advisory Committee for the Town of Tecumseh for a one (1) year term, ending December 1, 2017.

Carried

Election of Vice-Chair

The Deputy Clerk opens the floor to nominations for the Vice-Chair for the SAC, for a one (1) year term, ending December 1, 2017. Chair Doug Drouillard nominates Member Paul Morand, seconded by Member Michelle Phillion. The nomination is accepted by Member Paul Morand.

Motion: (SAC-02/17) Moved by Chair Doug Drouillard
Seconded by Member Michelle Phillion

THAT Member Paul Morand be appointed Vice-Chair of the Senior Advisory Committee for the Town of Tecumseh for a one (1) year term, ending December 1, 2017.

Carried

(SAC 1-3)

DISCLOSURE OF PECUNIARY INTEREST

None Reported.

(SAC 1-4)

DELEGATIONS

None.

(SAC 1-5)

COMMUNICATIONS

Minutes

a) Senior and Advisory Committee Meeting held November 24, 2016

Motion: (SAC 03/17) Moved by Member Nancy Tennant
Seconded by Member Don Crowder

THAT the Minutes of the Senior Advisory Committee meeting held November 24, 2016, be approved.

Carried

Communication for Information

- b) Director Corporate Services & Clerk, Email dated December 5, 2016 Re:
Senior Advisory Committee Meeting - January 26, 2017

Motion: (SAC 04/17) Moved by Member Don Crowder
Seconded by Member Michelle Phillion

THAT Communication B on the January 26, 2017, Agenda of the Senior Advisory Committee be received.

Carried

The Deputy Clerk provides an overview of the Seniors Community Grant Program (Program). The Program is solely dedicated to helping seniors, which will encourage greater social inclusion, learning, volunteerism, and community engagement. Funding, under the Program, will support projects which meet at least one of the six (6) key priorities outlined in the Program Guidelines.

Discussion ensues regarding the six (6) priority areas under the Program and the examples of eligible projects that may align with the Committee's key areas of focus for 2017 i.e. workshops, conferences, and seminars are offered for organizations and seniors that are dedicated to, or include agenda items related to seniors' issues such as educational opportunities related to personal development and well-being, learning to manage personal finances or learning how to use the internet and social media.

The Deputy Clerk notes the submission deadline to make application is March 3, 2017. Additionally, all projects approved under the Program must have a start date of June 15, 2017 or later, and the project must be completed by March 31, 2018. The application would be completed by Administration.

The Members indicate they feel rushed in making application for project(s) at this time as the Committee is just getting underway and would like time to determine what organizations and local groups are already doing within the community. They would like to gather information firstly, before determining what they would like to offer as a Committee.

The Members advise they are not interested in submitting an application under the Program at this time.

(SAC 1-6)

REPORTS

None.

(SAC 1-7)

UNFINISHED BUSINESS**Strategic Goal Setting Session**

The Committee reviews the key areas of focus for 2017, and the ideas raised for education and awareness initiatives to increase community safety and well-being affecting the senior population in Tecumseh, as identified at the last SAC meeting.

The Members are apprised that the Youth Advisory Committee (YAC) has also expressed an interest in conducting a Transportation Survey to gain insight on the needs of the community. Accordingly, the SAC and YAC will work with the Planning and Building Department to create one cohesive survey.

The Members reiterate they do not wish to 'reinvent the wheel' and want to validate what exists already in the community. They inform that the last meeting was a brainstorming opportunity. At this time, they are not desirous of hosting presentations and/or workshops.

Administration will arrange for Life After Fifty and the Canadian Association of Retired Persons (CARP) to make presentations at a future Committee meeting. It is requested only one presentation per meeting. The Members concur that receiving presentations from these organizations will assist in identifying and narrowing the Committee's key areas of focus for 2017 and forward.

(SAC 1-8)

NEW BUSINESS

Lighting at Lakewood Park

Member Nancy Tennant has received inquiries from local seniors regarding the possibility of lighting around the trail at Lakewood Park. Administration will inquire with the Parks and Recreation Department and report back to the Committee.

Uneven Sidewalks

Member Nancy Tennant advises she has also received comments respecting uneven sidewalks within the Town. She is not aware of the exact locations but will refer any further complaints to Administration.

(SAC 1-9)

NEXT MEETING

The next meeting of the Senior Advisory Committee will be held February 23, 2017 at 6:00 p.m.

(SAC 1-10)

ADJOURNMENT

Motion: (SAC-05/17) Moved by Vice-Chair Paul Morand

Seconded by Member Nancy Tennant

THAT there being no further business, the January 26, 2017, meeting of the Senior Advisory Committee be adjourned at 7:18 p.m.

Carried

Doug Drouillard, Chair

Paul Morand, Vice-Chair

MINUTES OF A MEETING OF
THE CORN FESTIVAL COMMITTEE
FOR THE TOWN OF TECUMSEH

**DRAFT
NOT YET
APPROVED BY
COMMITTEE**

A meeting of the Corn Festival Committee for the Town of Tecumseh was held on Thursday, January 26, 2017, at the Tecumseh Recreation Complex & Arena, 12021 McNorton Street, Tecumseh, Ontario, at 6:30 p.m.

(CF 1-1)
CALL TO ORDER

The Director Corporate Service & Clerk calls the meeting to order at 6:33 p.m.

(CF 1-2)
ROLL CALL

Present:	Executive Member	Anthony Corona
	Executive Member	Connie Buckler
	Executive Member	David Lozinsky
	Executive Member	Jillian Parent
	Executive Member	Lawrence Pickle
	Executive Member	Leslie Furlan
	Executive Member	Ron Matysek
	Executive Member	Virginia Lopez

Also Present:	Councillor Liaison	Joe Bachetti
	Councillor Liaison (Alternate)	Andrew Dowie
	Director Corporate Services & Clerk	Laura Moy

The Director Corporate Services & Clerk welcomes all to the Tecumseh Corn Festival Committee. She reminds members to contact Kerri Rice with regards to meeting attendance. Confirmation of attendance helps to verify quorum in advance of a scheduled meeting date.

The Director Corporate Services & Clerk opens the floor for nominations for Committee Chairperson.

Ron Matysek nominates David Lozinsky as Chair of the Committee for the 2017 year. Vicki Lopez seconds the nomination. There are no other nominations submitted.

Motion:	(CF-01/17)	Moved by	Ron Matysek
		Seconded by	Vicki Lopez

That David Lozinsky be appointed Chair of the Tecumseh Corn Festival Committee for the year 2017.

Carried

The Director Corporate Services & Clerk opens the floor for nominations for Committee Vice-Chairperson.

Ron Matysek nominates Anthony Corona as Vice-Chair of the Committee for the 2017 year. Jillian Parent seconds the nomination.

Connie Buckler nominates herself as Vice-Chair. Larry Pickle seconds her nomination.

At the request of the members a ballot vote is taken. There are six (6) votes submitted for Tony Corona and two (2) for Connie Buckler.

Motion:	(CF-02/17)	Moved by	Larry Pickle
		Seconded by	Vicki Lopez

That Anthony Corona be appointed Vice-Chair of the Tecumseh Corn Festival Committee for the year 2017.

Carried

David Lozinsky takes the Chair.

(CF 1-3)

DISCLOSURE OF PECUNIARY INTEREST

None declared.

(CF 1-4)

DELEGATIONS AND COMMUNITY PARTNERS

The members welcome Kathy Buconjic who expresses an interest in joining the Committee and submits her application to the Clerk.

(CF 1-5)

COMMUNICATIONS

a) Corn Festival Committee Minutes, December 1, 2016

Motion: (CF-03/17) Moved by Jillian Parent
Seconded by Leslie Furlan

That the December 1, 2016 Corn Festival Committee Minutes as presented, be adopted.

Carried

b) Policies & Priorities Committee Minutes, December 13, 2016

c) Connie Buckler RE: Corn Festival Committee

Motion: (CF-04/17) Moved by Larry Pickle
Seconded by Jillian Parent

That the December 13, 2016, Policies & Priorities Committee Minutes and the correspondence from Connie Buckler and referred to the Corn Festival Committee be received.

Carried

The Director Corporate Services & Clerks explains that Council has authorized the appointment of the members for the Year 2017, being the final year of transitioning the Corn Festival to an independent group to organize. Applications are being accepted to fill the current vacancies until February 3rd. Applications will be accepted for persons who reside either within or outside of the Town. Council has directed the Committee be comprised of nine (9) members and that 2/3 of the Committee must be residents of the Town and 1/3 may reside outside of the Town. The Committee has been directed to select applicants by vote and for recommendation to Council for appointment.

Members of the Committee that did not attend 75% of the meetings in 2016 have been removed. Council has also introduced a new provision in the Committee Appointments By-laws that members missing three (3) consecutive meetings without notice and reasoning will be removed.

Discussion is held regarding having a one-on-one meeting [ie: Chair and Administration] with applicants to create greater awareness of Committee members' responsibilities and expectations, and to ensure willingness by the applicants to commit to them.

Motion: (CF-05/17) Moved by Larry Pickle
Seconded by Ron Matysek

That the Chair meet with Applicants to ensure they are willing and able to commit to the responsibilities as a Committee Member; and**That if there are equal or less than a sufficient number of Applicants willing to commit to fill the Committee vacancies, they all be referred to Council for appointment.**

Carried

In response to the Communications Item C, Executive Member David Lozinsky starts to verbally provide responses to the questions.

Connie Buckler interjects and states that her letter was intended to be directed to Council, as requested for the December 13, 2016, Policies & Priorities Committee, which she was unable to attend. She expresses disappointment that it was referred to the Committee. The Chair endeavours to explain her letter was referred to the Committee as the matters referred to in the letter were of an operational and administrative nature that could best be addressed by the Committee. He offers to circulate some of his comments in response to the issues raised in the letter to the members, rather than read through them this evening.

Connie Buckler exits the meeting and states that she resigns.

(CF 1-6)

REPORTS

a) Administration Report

i. 2017 Approved Budget

- A copy of the 2017 approved Corn Festival budget was distributed to all committee members

Motion: (CF-06/17) Moved by: Anthony Corona
Seconded by: Jillian Parent

The Manager Recreation Programs & Events Memo and 2017 Corn Festival Budget be received.

Carried

(CF 1-6)

UNFINISHED BUSINESS

a) Committee Portfolios

The members that have not yet submitted their portfolio requests are asked to do so before February 3, 2017. Portfolios will be distributed fairly and equitable as possible.

(CF 1-7)

NEW BUSINESS

FEO Conference

Members interested in attending the FEO Conference in Sault St. Marie from February 28 to March 3, 2017, are asked to contact Kerri Rice. Registration and travel will be provided by the Town.

(CF 1-8)

NEXT MEETING

The next meeting of the Tecumseh Corn Festival Committee will be scheduled Thursday, February 23, 2017 at 6:30 pm.

(CF 1-9)

ADJOURNMENT

Motion: (CF-07/17) Moved by Ron Matysek
Seconded by Viki Lopez

That the January 26, 2017 Festival Committee meeting be adjourned at 7:45 p.m.

Carried

David Lozinsky, Chairperson

DRAFT



THE CORPORATION OF THE TOWN OF TECUMSEH

Financial Services
Report No. 01/17

TO: Mayor and Members of Council

FROM: Tom Kitsos, Deputy Treasurer & Tax Collector

DATE OF REPORT: February 1, 2017

DATE TO COUNCIL: February 14, 2017

SUBJECT: Taxes Receivable – December 2016

RECOMMENDATIONS

It is recommended that:

1. Financial Services Report No. 01/17, Taxes Receivable – December 2016, be received for information.

BACKGROUND

An annual report is to be provided to Council regarding the status of year-end tax arrears.

Tax billings and due dates:

- Interim tax notices are mailed in January for all ratepayers with due dates in February and April
- Final Residential notices are mailed in May with due dates in June and September
- Final Commercial/Industrial notices are mailed when capping calculations are completed with due dates in September and November

Procedures used for collecting tax arrears are as follows:

- Penalty and interest is charged on the first of the month for all accounts in arrears
- Arrears notices are sent out as reminders of past due taxes five times during the year (March, May, July, October, and year-end)
- In the third year of arrears, letters are mailed in January asking ratepayers to make payment arrangements to avoid tax registration. Payment arrangements include full payment of third year arrears or the establishment of a payment plan
- A final letter is sent in March informing the ratepayer that we will proceed with tax registration
- After all collection attempts on outstanding arrears have been exhausted, a tax arrears certificate is registered under the Municipal Act, Section 373 (1)
- The ratepayer has one full year after registration to redeem the property; taxes, penalties and interest for all years including current year must be paid in full
- Should a ratepayer fail to redeem their property by the cancellation date, the property becomes eligible for tax sale

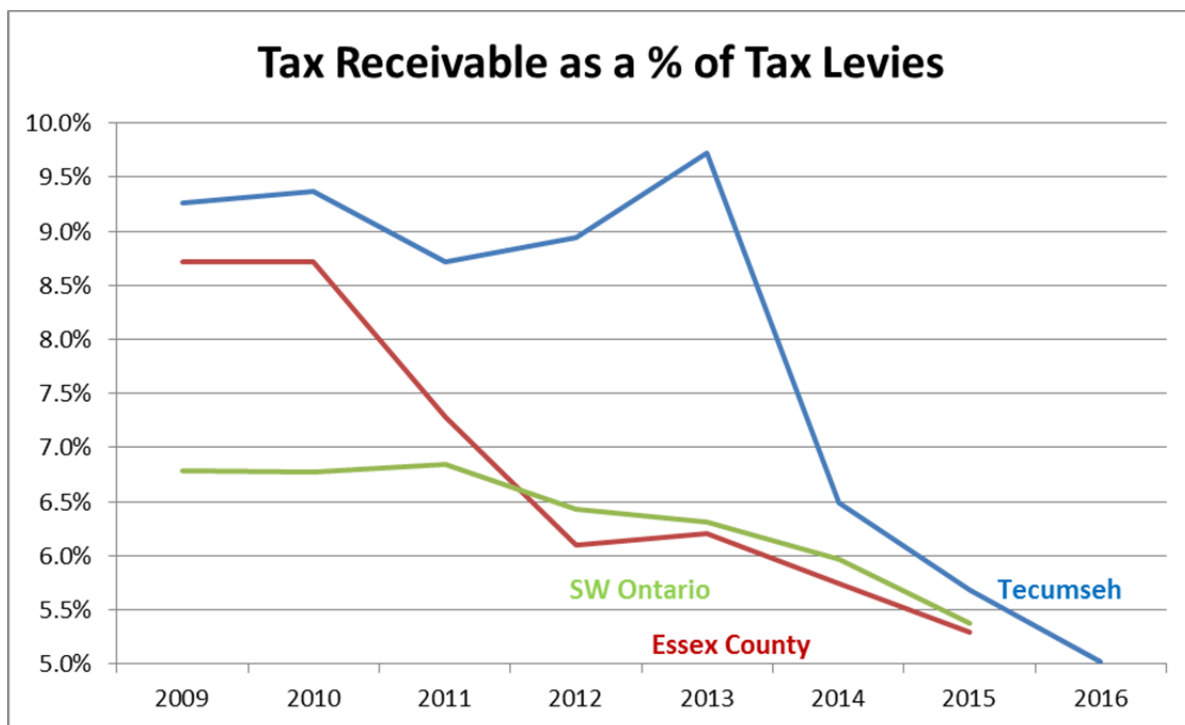
COMMENTS

Total uncollected property taxes as a percentage of total taxes levied is one of several measures used to evaluate the economic health of a municipality. An increasing percentage over time may indicate an overall decline in the municipality's economic health.

Tax Receivable as a % of Tax Levies

Tax receivable as a percentage of tax levies decreased to 5.0% at December 2016. This percentage is at the low end of the historical normal range and has come down significantly over the course of the past few years after a period of relatively high percentages during 2009-2013. The Town has historically been in the 6% - 8% range, whereas the historical average for Southwest Ontario has been between 4% - 6%.

Year-end tax receivable as a percentage of tax levies is displayed in the chart below with comparative data for Essex County Lower Tier municipalities and Southwest Ontario municipalities. Estimated 2016 data is only currently available for Tecumseh.



Source: Ministry of Municipal Affairs and Housing – Financial Information Report (FIR) data as submitted by municipalities

Tax receivable outstanding at year-end and number of properties in arrears by major property class groups are illustrated in the following table.

Tax arrears by property class					
	2016	2015	2014	2013	2012
Residential					
No. of properties in arrears	492	466	489	435	496
Total \$ arrears	\$ 1,649,000	\$ 1,700,000	\$ 1,591,000	\$ 1,545,000	\$ 1,325,000
Arrears per property	\$ 3,352	\$ 3,648	\$ 3,254	\$ 3,552	\$ 2,671
Commercial					
No. of properties in arrears	62	47	60	80	61
Total \$ arrears	\$ 270,000	\$ 327,000	\$ 641,000	\$ 1,298,000	\$ 1,043,000
Arrears per property	\$ 4,355	\$ 6,957	\$ 10,683	\$ 16,225	\$ 17,098
Industrial					
No. of properties in arrears	31	24	24	37	52
Total \$ arrears	\$ 427,000	\$ 583,000	\$ 639,000	\$ 1,380,000	\$ 1,483,000
Arrears per property	\$ 13,774	\$ 24,292	\$ 26,625	\$ 37,297	\$ 28,519
Total properties	585	537	573	552	609
Total tax arrears	\$ 2,346,000	\$ 2,610,000	\$ 2,871,000	\$ 4,223,000	\$ 3,851,000
Total tax levy	\$ 45,101,887	\$ 44,418,196	\$ 44,256,000	\$ 42,559,500	\$ 42,240,000
Tax registrations	4	5	4	7	3
Tax sales	-	-	-	-	-

Over the course of the past five years, two trends are visible. Residential arrears have increased moderately while Commercial and Industrial arrears have decreased significantly.

Overall, Residential tax arrears account for 70% of total tax arrears in 2016 compared to 34% in 2012, which is primarily a result of the large reductions to Commercial and Industrial arrears.

The average amount of arrears per property varies significantly by property class, ranging from \$3,352 for residential properties to \$13,774 for industrial properties. Average arrears per property in 2016 are relatively low when compared to averages over the course of the past five years.

The dollar amount of arrears outstanding tends to fluctuate irrespective of the number of properties in arrears due to periodic redemptions of large balances. Average arrears by property, particularly with respect to Commercial and Industrial properties, can be skewed significantly year-to-year due to a few large individual balances.

The number of tax registrations (tax arrears certificates) is relatively low compared to the number of properties in arrears as many property owners have stayed the registration process by committing to payment plans designed to eliminate tax arrears. There are approximately 40 active payment plans with the Town. Default of a payment plan would result in tax registration.

Selling properties for arrears is a procedure available to the municipality to collect amounts owing. The Town has not had to resort to this measure for a number of years. The last recorded sale of property for tax arrears was prior to amalgamation.

There are no properties at risk of tax sale for the first half of 2017.

CONSULTATIONS

None

FINANCIAL IMPLICATIONS

All costs incurred by the Town with respect to property registration and tax sale are recoverable except in the event a property is not sold at tax sale.

LINK TO STRATEGIC PRIORITIES

No.	2015-16 Strategic Priorities	Applicable
1.	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.	✓
2.	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.	✓
3.	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.	✓
4.	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.	✓
5.	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.	✓

COMMUNICATIONS

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Tom Kitsos, CPA, CMA, BComm
Deputy Treasurer & Tax Collector

Reviewed by:

Luc Gagnon, CPA, CA, BMath
Director Financial Services & Treasurer

Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment(s):

TK



THE CORPORATION OF THE TOWN OF TECUMSEH

Fire & Emergency Services
Report No. 02/17

TO: Mayor and Members of Council

FROM: Doug Pitre, Director of Fire Services & Fire Chief

DATE OF REPORT: February 6, 2017

DATE TO COUNCIL: February 14, 2017

SUBJECT: Tecumseh Fire Services 2016 Year End Overview

RECOMMENDATIONS

It is recommended that:

1. The Tecumseh Fire Services 2016 Year End Overview presented in the Fire & Emergency Services Department Report No. 02/17, be received.

BACKGROUND

The purpose of this Fire Services Report is to provide Council with an overview of the Tecumseh Fire Rescue Services for the calendar year 2016.

Tecumseh Fire Rescue Service provides firefighting protection for the lives and property of citizens of the Town of Tecumseh. Personnel respond to all calls for service and provide firefighting, rescue, emergency medical intervention (including defibrillation), vehicle extrication, shore-based water rescue and confined space entry rescue.

The Fire Department is a composite fire service operating out of two stations, each with a complement of 20 partial-paid firefighters. Station #1 is located at 985 Lesperance, while Station #2 is located at 5520 Walker Road. The department services a population of approximately 24,000 providing fire and emergency medical coverage to a 120 square mile area and responds to approximately 400 calls per year.

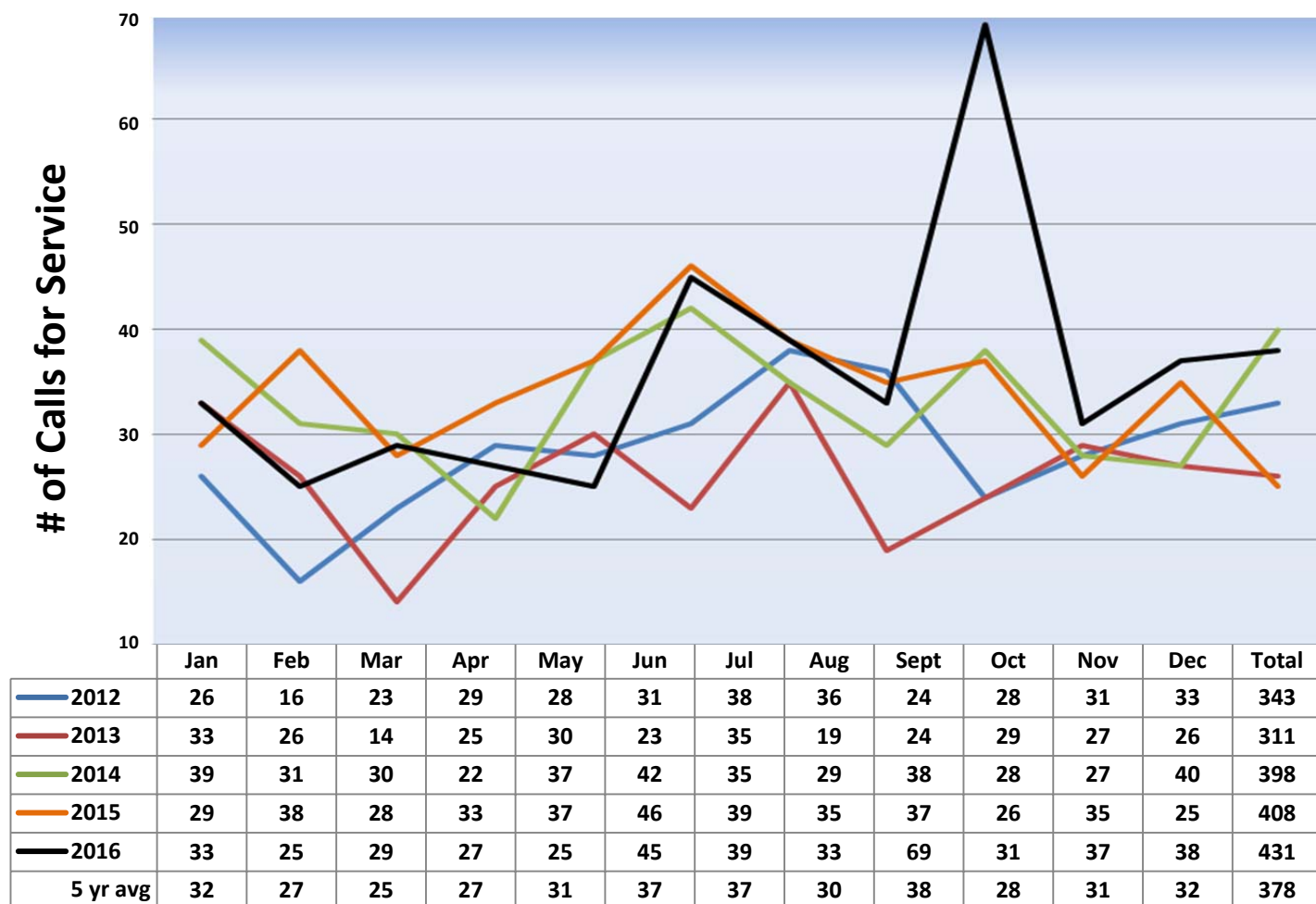
The dedicated individuals in the Fire Service will continue to be leaders in supporting charities that are an integral part of our community such as area Goodfellows. As well, our successful Fire Prevention Week Open Houses and public education offered in school visits are vital opportunities to serve and educate the public.

COMMENTS

Calls for Service – Volume and Type of Response Overview

i) Volume of Calls

**Figure 1
Number of Calls for Service by Month
2012 to 2016**



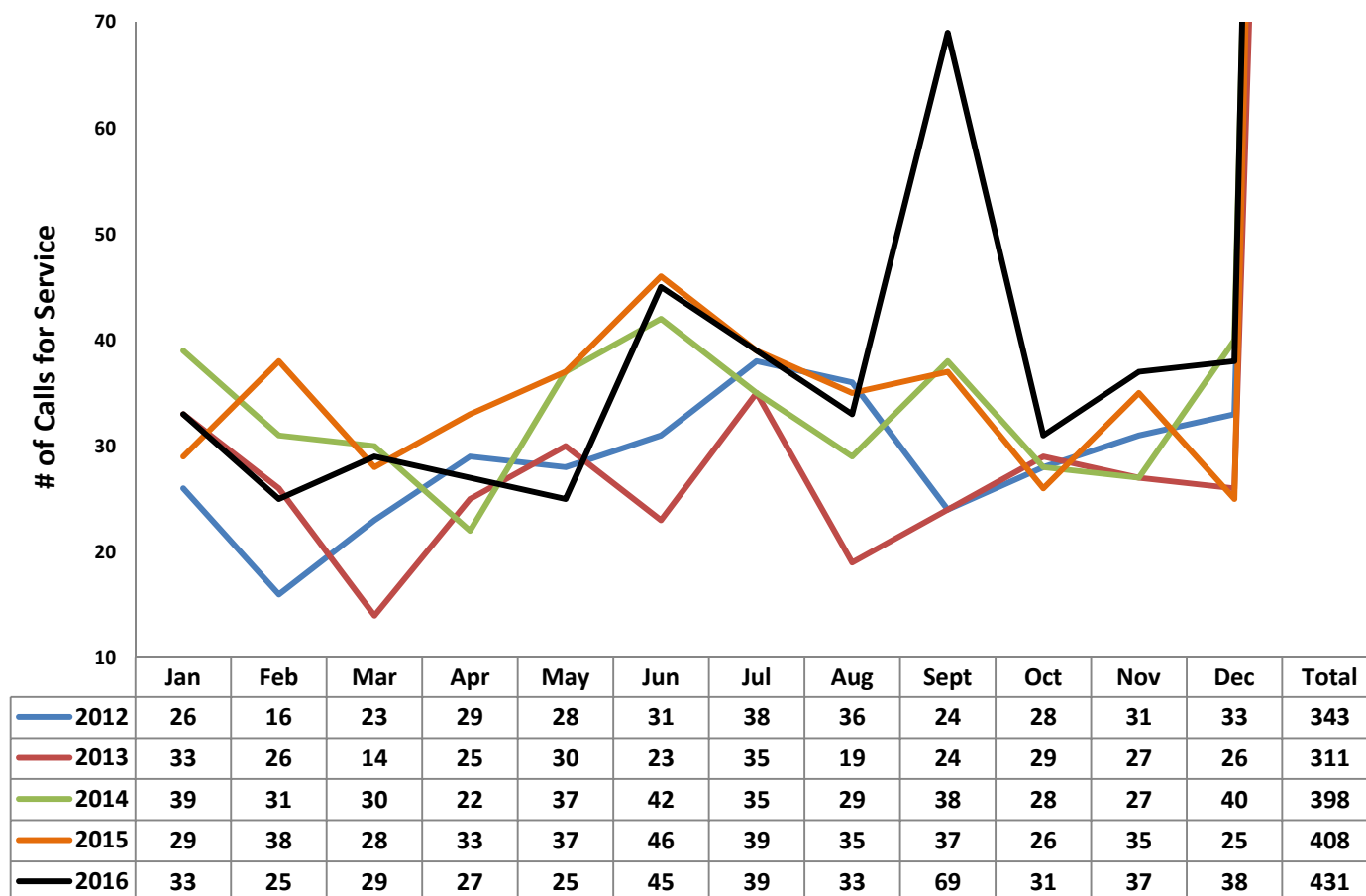


Figure 1 illustrates call volumes for the 5 year period 2012 through 2016 on a monthly basis. September 2016 call volume peaked due to a rainfall incident that occurred on September 29, 2016 where there were 39 calls for service in a time frame of nine and a half hours. These calls for service included:

- 28 flood/pump failures
- 2 carbon monoxide
- 2 water related auto rescue
- 2 hydro pole arcing/wires down
- 1 lightening strike
- 1 alarm equipment malfunction
- 1 natural gas leak
- 1 medical
- 1 overheat mechanical

ii) 2016 Response Types

Figure 2
 Response Type as a Percentage of Total Calls for Service
 2016

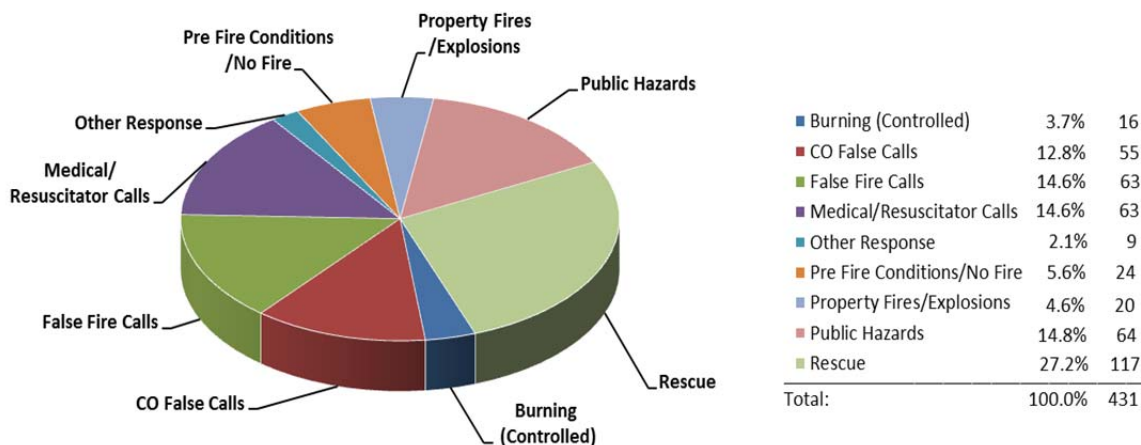


Figure 2 illustrates types of response as a percentage of total calls for service in the calendar year 2016.

Loss fires are defined as fires where an injury, fatality or dollar loss is reported. Both loss fires and no loss fires are included in the category *Property Fires/Explosions*.

In 2016, loss fires included:

- 6 garage / barn
- 3 vehicle
- 2 house / deck
- 1 oven (residential)
- 1 industrial machine
- 1 dumpster fire

A large dairy farm fire lasting longer than twenty-four hours with approximately \$1 million in losses and 100 cattle that perished occurred in April of 2016. This barn fire required the use of mutual aid from other departments and was made particularly difficult because of the remoteness of the location.

Six no loss fires were also recorded that included three grass/ditch fires, two garbage/construction bins and one lawnmower fire.

Figure 3
of Calls for Service - Rescue Type Response
2016

Figure 3 illustrates the number of incidents for each category of *Rescue Type Response*. Rescue was the greatest percentage of all calls for service in 2016 at 27.2%. The largest number of these rescue type response calls involve **vehicle collisions and extrications** at a combined 103 incidents.

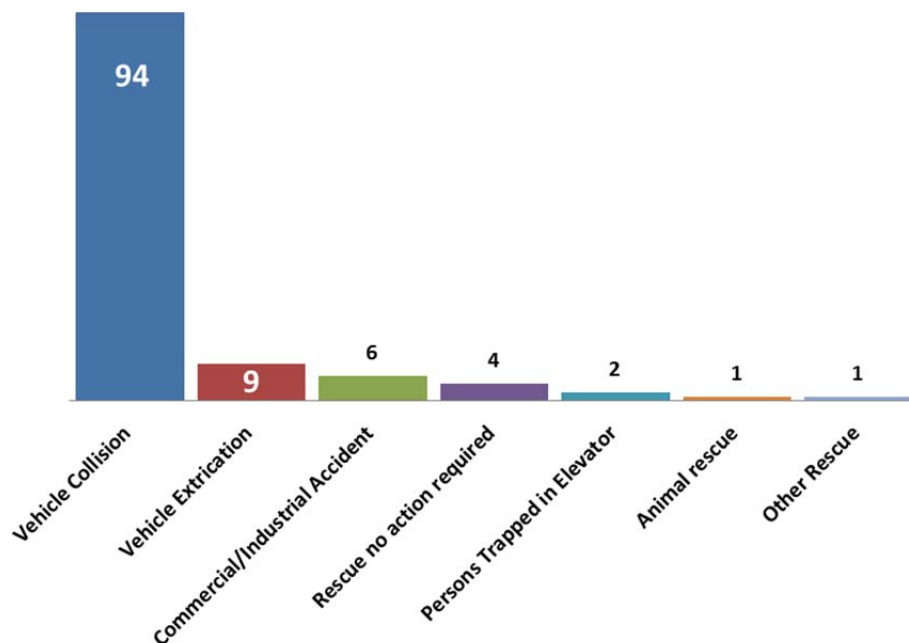


Figure 4
Total Vehicle Collision/Extrication Incidents by Location
2016

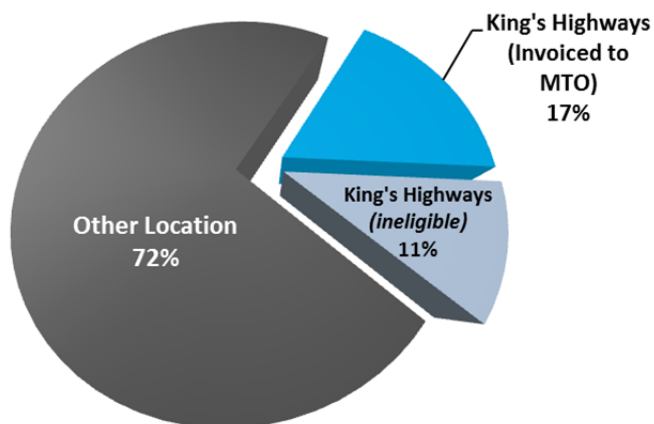


Figure 4 illustrates the number of vehicle collisions and extrications that occurred on King's Highways in 2016 that were eligible for reimbursement in relation to those on King's Highways but ineligible and occurring in other locations within the municipality. The incidents that occur on provincial highways may be invoiced to the Ministry of Transportation to recover costs. The Ministry's 2016 rate was \$450 per hour per apparatus plus reimbursement for absorbent (used to clean up spills). *TFRS* invoiced the MTO a total of **\$18,700** (33 attending apparatus - \$17,880 and 64 bags of absorbent - \$820) for incidents occurring on King's Highways that met the criteria to be reimbursed in 2016.

Figure 5
of Carbon Monoxide Incidents
2016

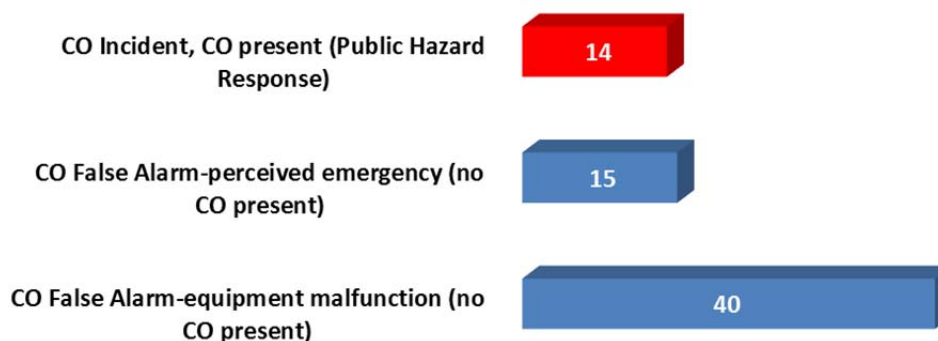


Figure 5 illustrates the number of Carbon Monoxide (CO) incidents where CO has been found to be present and those incidents where CO is not present and the incident is due to an equipment malfunction or another cause.

Carbon Monoxide (CO) is a poisonous gas that has no colour, smell or taste. In the year 2016, 20% of calls for service involving Carbon Monoxide were found to have CO present when readings were taken by TFRS on scene. Sustained CO exposure of 5,000 ppm (parts per million) can result in dizziness, headache and nausea. Asphyxiation can occur at higher levels as CO prevents hemoglobin from carrying oxygen to the tissues, effectively reducing the oxygen-carrying capacity of the blood leading to hypoxia.

Due to the severe consequences of exposure to Carbon Monoxide, TFRS responds to all CO calls whether symptoms are present or not. The policy during business hours when responding to CO calls with no symptoms is for the Chief and Deputy Chief to attend at which time readings are taken and further action if required. Outside of business hours when CO calls occur with or without symptoms, a general response is used. Regarding *all* CO calls, Union Gas will not enter a residence unless the Fire Department identifies levels and ventilates if necessary.

CONSULTATIONS

None.

FINANCIAL IMPLICATIONS

None.

LINK TO STRATEGIC PRIORITIES

No.	2015-16 Strategic Priorities	Applicable
1.	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.	✓
2.	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.	✓
3.	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.	✓
4.	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.	✓
5.	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.	✓

COMMUNICATIONS

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Doug Pitre
Director of Fire Services & Fire Chief

Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

DP:kp



THE CORPORATION OF THE TOWN OF TECUMSEH

Planning and Building Services Report No. 01/17

TO: Mayor and Members of Council

FROM: Chad Jeffery, MA, MCIP, RPP
Manager, Planning

DATE OF REPORT: February 8, 2017

DATE TO COUNCIL: February 14, 2017

SUBJECT: Annual Status Report on the Tecumseh Transit Service for 2016
OUR FILE: T03 TTS

RECOMMENDATIONS

That Planning and Building Services Department Report No. 04/17 be received.

BACKGROUND

The Tecumseh Transit Service (TTS) has now completed its seventh year of operation after being introduced to the northerly urban area of the Town in December of 2009. The purpose of this Report is to provide Council with an overview of the TTS for the 2016 calendar year.

The TTS operates on a circuitous route with a one-hour headway covering 30 kilometres and 38 stops. The Town manages the service but contracts out the operation and maintenance of the two Town-owned buses to First Student Canada (FSC). These 24-passenger, cutaway style buses were purchased over the past seven years and are both fully accessible.

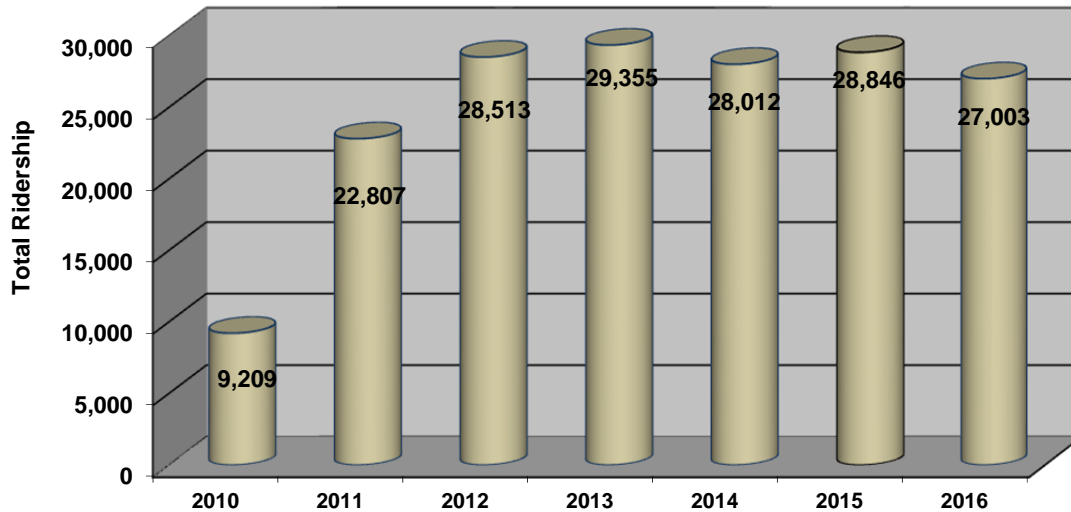
COMMENTS

Ridership Use Analysis

The current route is accessible to 65 percent of the population of Tecumseh. Accessibility is based on being within a 400-metre walking distance to a bus stop. Within the northerly settlement area (former Tecumseh, former St. Clair Beach and the Tecumseh Hamlet), 72 percent of the population have reasonable access to the service. When only the urban area north of County Road 22 is considered, the route is accessible to nearly 90 percent of the population. Over the past seven years, the TTS has served over 169,000 riders and has maintained an annual ridership of slightly fewer than 30,000 over the past few years.

Total yearly ridership levels have remained relatively constant from 2012 to 2016 with total ridership this past year at 27,003 (see Figure 1 below). This figure represents a 1,843 decrease in ridership from 2015 when total ridership was 28,846, and is the lowest yearly total since 2011. This decrease can be largely attributed to an 825 passenger decrease in ridership at the Tecumseh Mall bus stop and a 579 passenger decrease in ridership during the 2016 Corn Festival Shuttle Service provided by TTS, when compared to 2015.

Figure 1
Total Yearly Ridership
2010 to 2016



The average daily ridership by month for 2016 also remained relatively equal or slightly lower when compared against the 2015 monthly averages (see Figure 2 below). In 2016, the TTS reached a monthly average daily ridership peak of 99 passengers in February followed by 97 passengers in the month of November. The 2016 overall average annual daily ridership was 88 passengers (compared to the 2015 average of 92 passengers per day). As noted above, the substantial difference in the August ridership level is attributed to 579 fewer riders using the 2016 Corn Festival Shuttle Service provided by TTS, compared to 2015.

Figure 2
Average Daily Ridership by Month
2015 and 2016

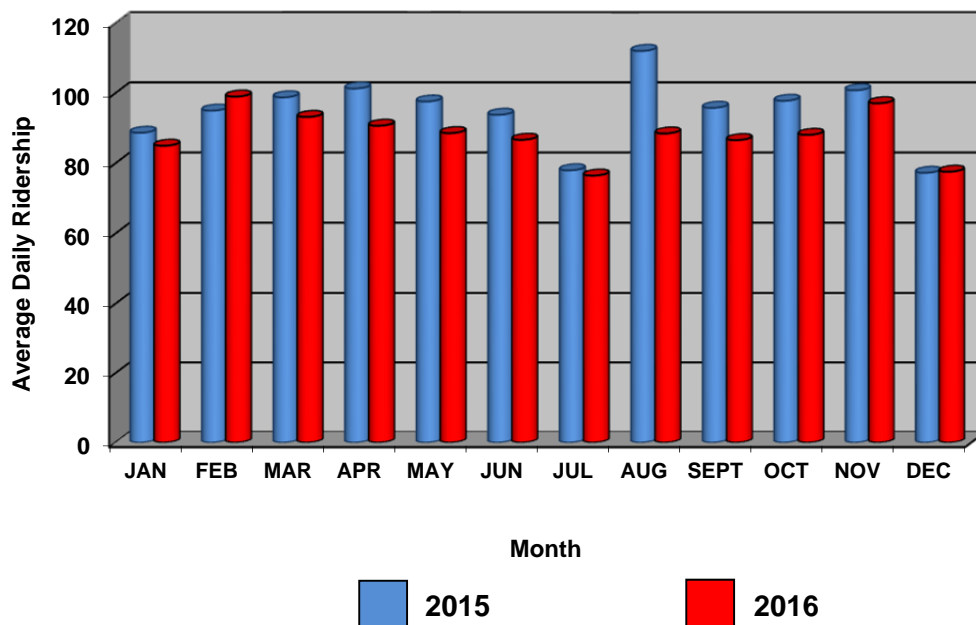


Figure 3 below provides a comparison of total monthly ridership for 2015 and 2016. The 2016 total monthly ridership high of 2,526 occurred in November. It should be noted that the monthly totals for Figures 2 and 3 include the ridership during the Corn Festival Shuttle Service.

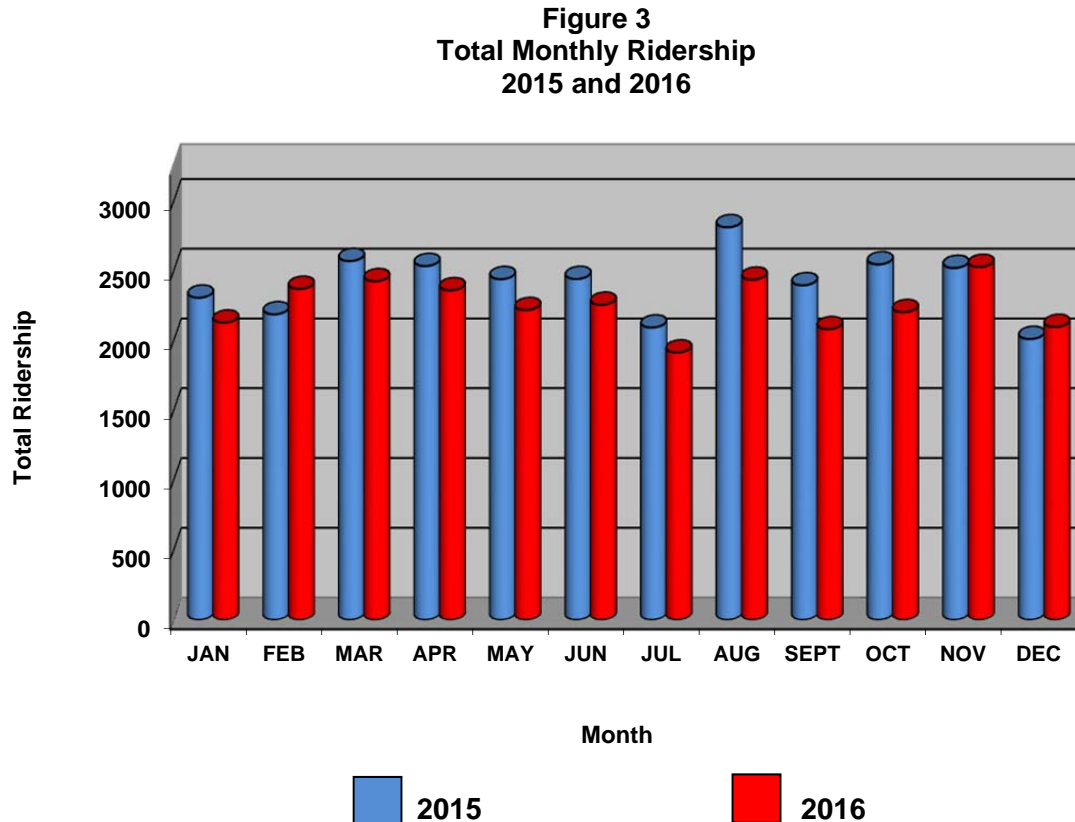
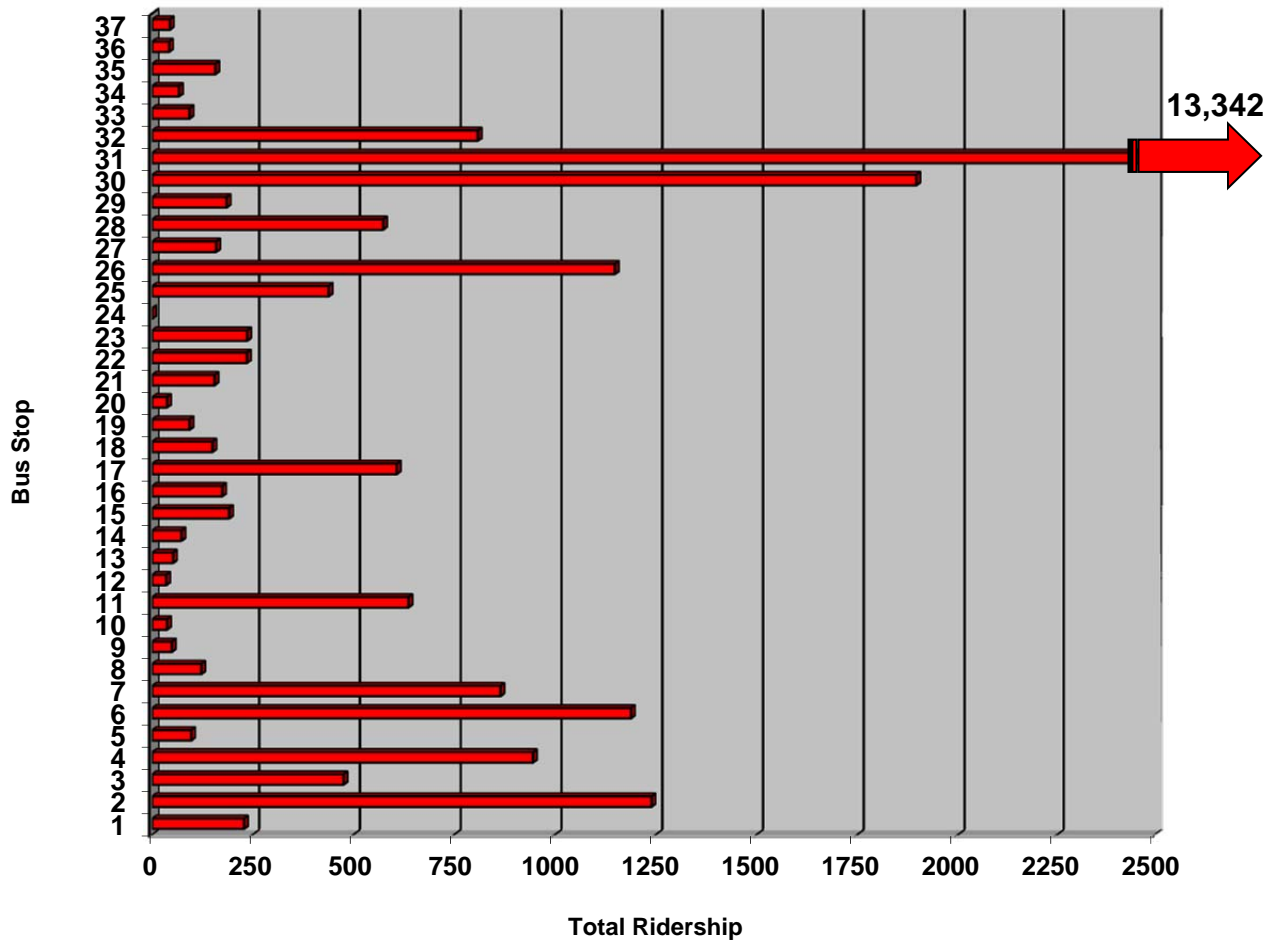


Figure 4 below and Attachment 1 illustrate ridership levels by bus stop for 2016. Ridership levels by bus stop have remained consistent with those of 2015, as the most popular stops in 2015 continue to be the most popular in 2016. As anticipated, stop 31 at Tecumseh Mall was the most popular stop/destination with 13,342 passengers boarding the TTS bus at this location. This amount accounted for 49.7% of all passengers for the year. As noted above, there was an 825 passenger decrease in ridership at the Tecumseh Mall bus stop when compared to 2015.

The next most popular stops in 2016 were 30, 2, 6 and 26 with each accounting for between four and seven percent of all passengers. Respectively, these stops are the bus stop immediately preceding the Tecumseh Mall stop at Southfield Drive, the Tecumseh Road/Tecumseh Medical Centre, the Zehrs Plaza and the municipal parking lot on Tecumseh Road (at St. Anne's Street).

Other popular bus stops during 2016 included stops 4 (East Pointe Trails Plaza/Sobey's Plaza in Lakeshore) and 7 (Cada Library/L'Essor Secondary School).

Figure 4
Total Ridership by Bus Stop
January to December 2016



As shown on Figure 5 below, the TTS was in highest demand during the morning and afternoon peak periods of 7:00 a.m. to 9:00 a.m. (18% of the total) and 2:00 p.m. to 4:00 p.m. (25% of the total). Ridership appears to be relatively consistent during the other hours of operation, with each hourly segment accounting for between six and eight percent of total ridership.

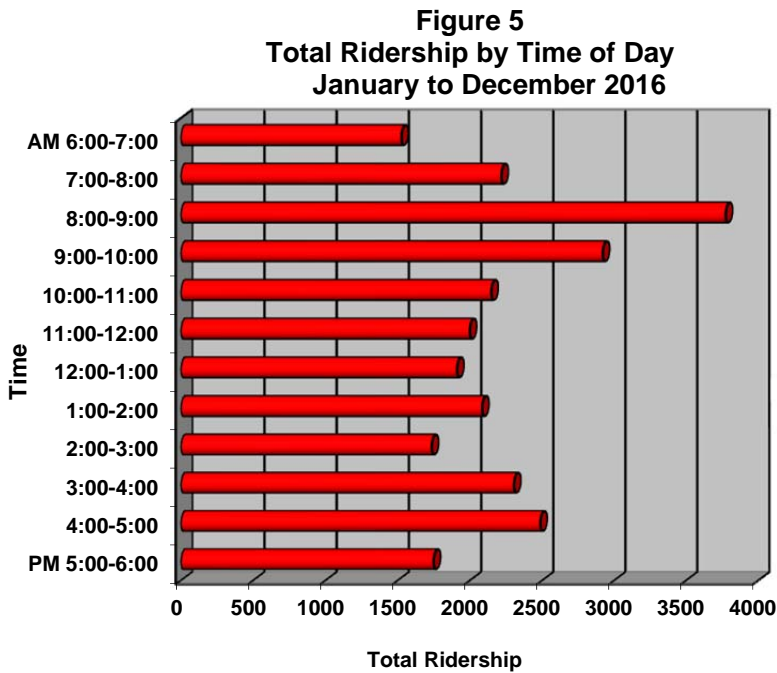
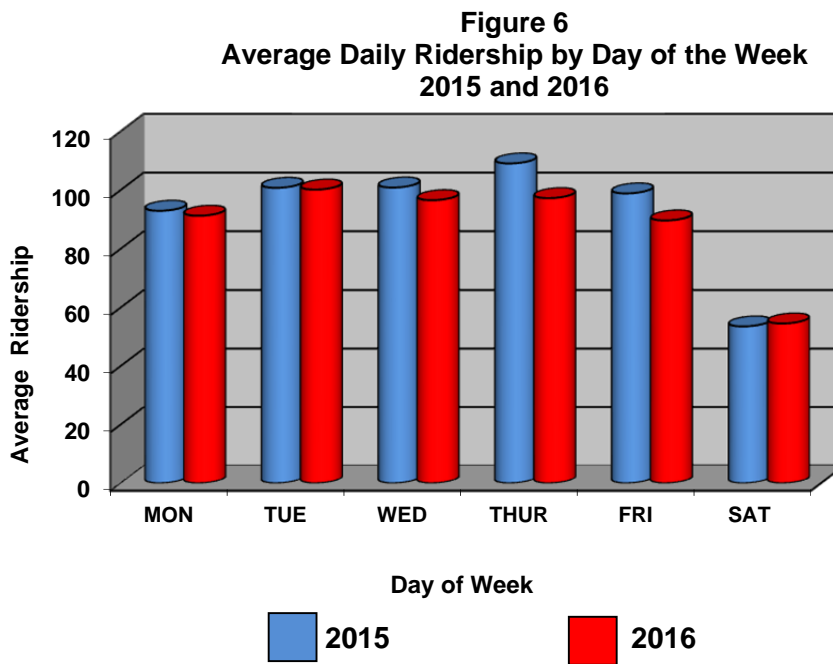


Figure 6 below illustrates that, with the exception of Saturday, there does not seem to be any significant difference amongst the days of the week on which people are using the transit system. Lower ridership on Saturdays is attributed to fewer students using the service on this day and to fewer places of employment being open.



Ridership Revenue Analysis

Figure 7 depicts total annual fare box revenues generated by the TTS from 2010 to 2016. Annual revenues have slightly decreased from the totals experienced from 2012-2015. The 2016 total annual fare box revenues were \$24,496 (compared to \$25,447 for 2015) representing a 3.8% decrease in fare revenue over the previous year. An additional \$1,240 was also generated through the sale of bus passes in 2016 (compared to \$1,755 for 2015) bringing total revenues generated for 2016 to \$25,736 (compared to \$27,202 for 2015) amounting to a 5.4% decrease in total annual revenues for 2016. As mentioned above, a large component of this decrease is believed to be attributed to the lower than anticipated ridership for the Tecumseh Corn Festival Shuttle.

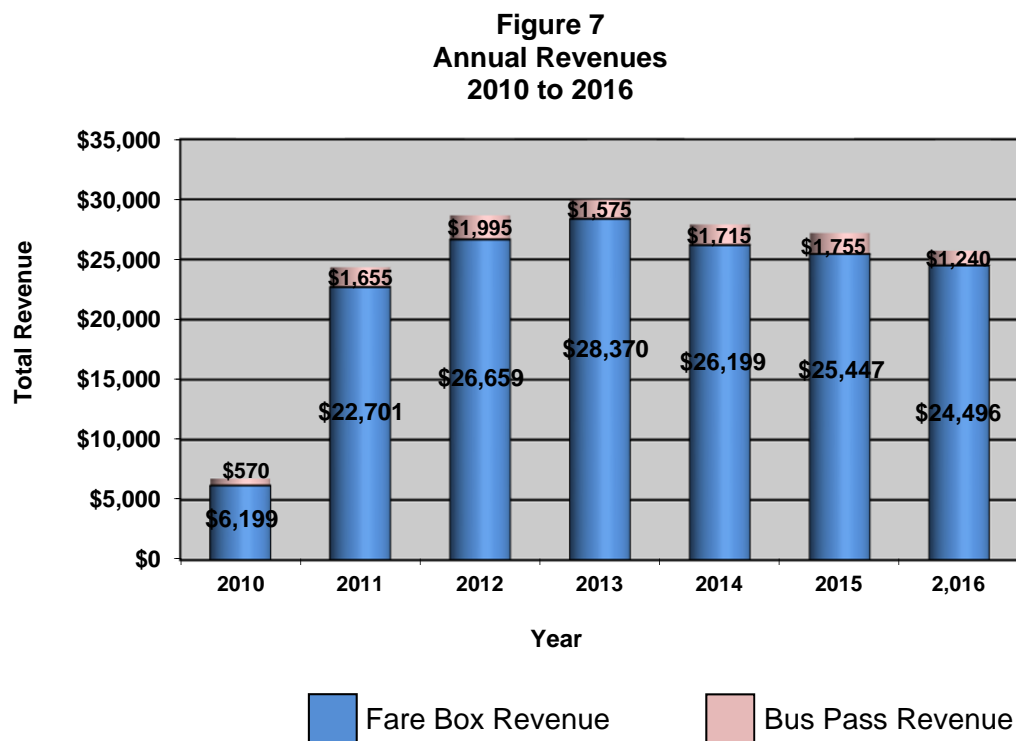
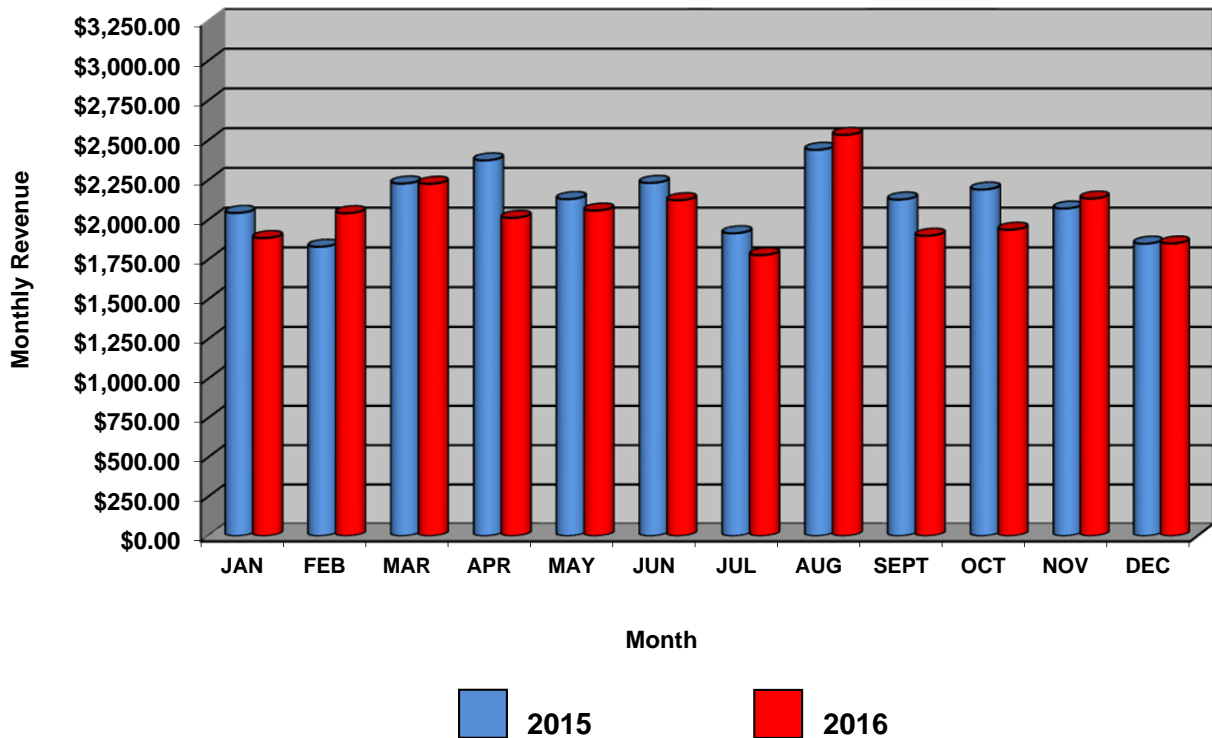


Figure 8 depicts a comparison of monthly total fare box revenues generated by the TTS for 2015 and 2016. The highest total monthly revenue for 2016 (\$2,535) occurred in August. It should be noted that the total for this month included an estimated \$266 generated from the Corn Festival Shuttle Service.

Figure 8
Total Monthly Fare Box Revenues
2015 and 2016



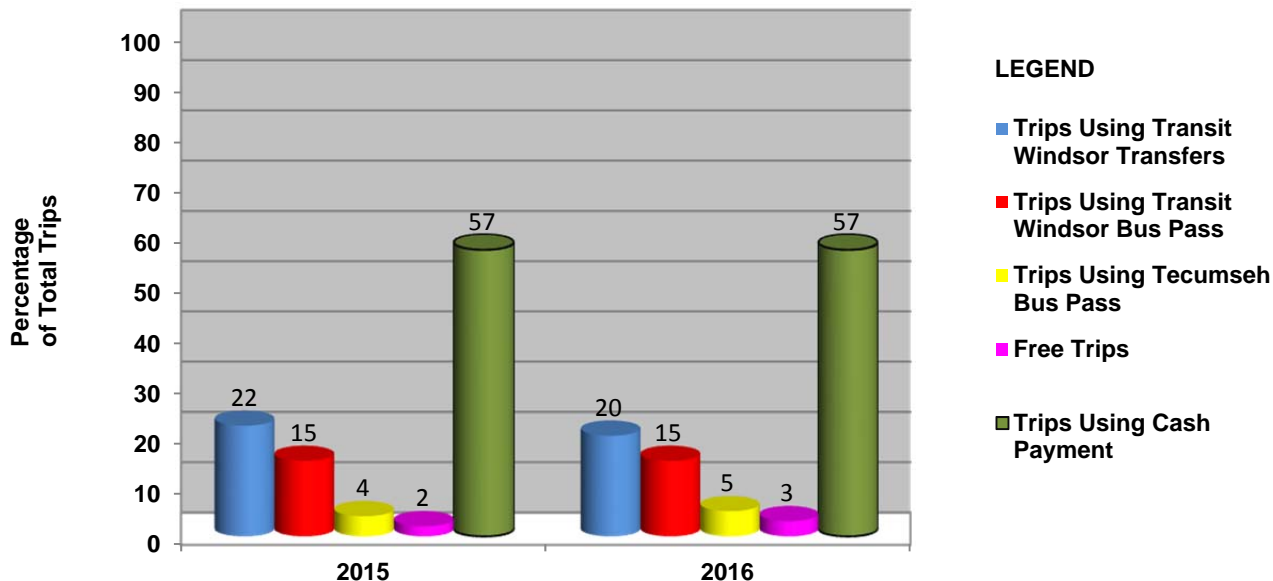
Two general boarding options exist for passengers using the bus: cash fare and non-cash fare payment. Non-cash fare includes the following categories:

- Transit Windsor transfer (at Tecumseh Mall only);
- Transit Windsor bus pass (at Tecumseh Mall only);
- Tecumseh Transit bus pass; or
- free riders (i.e. child under the age of five, blind persons, veterans and persons assisting a person with a disability)

Figure 9 below identifies the distribution of passengers based on category of fare payment. Compared to 2015, 2016 saw a decrease in the percentage of riders using Transit Windsor transfers as payment when boarding the bus at Tecumseh Mall. For 2016, Transit Windsor transfers accounted for 47% of all non-cash fare trips (compared to 51% in 2015) and 20% of total trips (compared to 22% in 2015). These trips are primarily Tecumseh residents who pay an outbound fare (to Tecumseh Mall), continue into Windsor by using the Transit Windsor system, then return to Tecumseh by using the aforementioned transfer stub.

Riders using a Transit Windsor bus pass when boarding the bus at Tecumseh Mall accounted for 34% of all non-cash fare trips (compared to 35% in 2015) and 15% of total trips (same as 2015). These users are those who board the bus at Tecumseh Mall from the Transit Windsor system and take the bus into Tecumseh. These riders then pay the required fare when returning to Tecumseh Mall on the outbound trip back into the City of Windsor.

Figure 9
Cash and Non-Cash Fare Trips by Category
2014 and 2015



Passengers using a Tecumseh Transit bus pass, providing access to the system at any stop, accounted for 12% of all non-cash fare trips (compared to 9% in 2015) and 5% of total trips (compared to 4% in 2015). These riders have purchased a monthly bus pass at the Town Municipal Office. Free riders accounted for 3% of all trips in 2016 (compared to 2% in 2015).

A total of 35 Tecumseh Transit bus passes were purchased in 2016, down from the 41 purchased in 2015. Adult (18 passes) and Student (16 passes) bus passes accounted for 34 of the 35 bus passes issued respectively, with the other bus pass being a senior pass. The majority of the passes were purchased in one-month increments rather than the multi-month pass option. These riders are primarily Tecumseh residents and students that use the TTS on a daily basis and, in some instances, multiple times per day.

Initiatives Undertaken in 2016

i) Request For Quotations (RFQ) – New Town Bus

Similar to the RFQ in 2010, the Town undertook an RFQ process in late 2016 for the provision of a new kneeling-bus that is expected to be brought into use for the Tecumseh Transit Service beginning in 2017 (see image at left). The new kneeling-bus would allow for improved accessibility options for wheelchair riders and other riders with a disability. The RFQ tenders received are currently being reviewed and evaluated by Administration and a recommended tender will be brought forward for Council's approval in early 2017 by way of a separate report.



ii) Public Transit Infrastructure Fund (PTIF)

As reported in September of 2016, by way of Planning and Building Services Report 30/16, the Town received a funding allocation of \$94,854 through the PTIF. This funding is expected to impact transit ridership and improve the customer experience as follows:

- Improved mobility/accessibility;
- Improved customer safety/security;
- Improved service reliability; and
- Introduction of new technologies.

Under the PTIF, each Ontario municipality is eligible to apply once for funding towards public transit infrastructure project(s). The PTIF will provide up to 50% of the total Eligible Project Costs incurred from April 1, 2016 to March 31, 2018.

Administration identified the purchase of a new Cutaway Style Low Floor Accessible transit bus as the most beneficial project for the TTS given that it meets all four of the PTIF objectives: improved mobility and accessibility; improved customer safety/security; improved service reliability; and the introduction of new technologies.

Accordingly, an application was submitted and confirmed received by the Province on October 18, 2016. The Town is awaiting confirmation of funding. Once the funding is confirmed and a bus is selected a more detailed report regarding the PTIF and the selected project(s) will be provided to Council.

SUMMARY

Although 2016 ridership and revenue levels were slightly below recent years, no significant issues or concerns have been identified that would cause concern that this trend will continue into the upcoming years. No changes to the TTS are recommended at this time.

CONSULTATIONS

First Student Canada

FINANCIAL IMPLICATIONS

None

LINK TO STRATEGIC PRIORITIES

No.	2015-16 Strategic Priorities	Applicable
1.	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.	✓
2.	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.	✓
3.	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.	
4.	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.	✓
5.	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.	

COMMUNICATIONS

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Enrico De Cecco, BA (Hons.), MCIP, RPP
Junior Planner

Prepared by:

Chad Jeffery, MA, MCIP, RPP
Manager, Planning

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director, Planning and Building Services

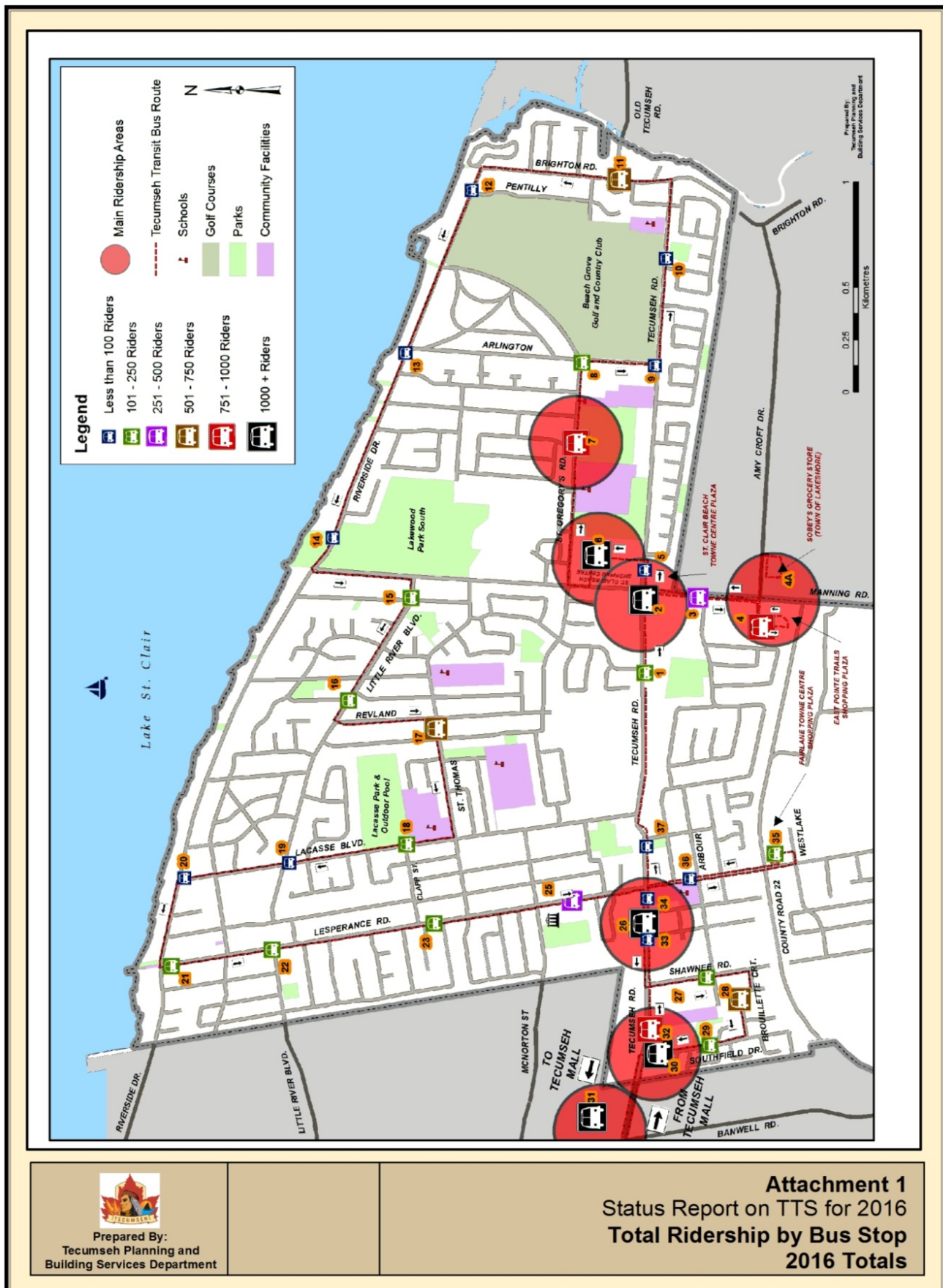
Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

ED

Attachment(s): 1. 2016 Ridership Totals by Bus Stop Map

File Name (R:\TECUMSEH TRANSIT SERVICE\Transit Reports\Report 01-17 Tecumseh Transit Service 2016 Review.docx)





**THE CORPORATION OF THE
TOWN OF TECUMSEH**

**PLANNING AND BUILDING SERVICES
DEPARTMENT
Report No. 02/17**

TO: Mayor and Members of Council

FROM: Chad Jeffery, MA, MCIP, RPP
Manager Planning

DATE OF REPORT: February 9, 2017

DATE TO COUNCIL: February 14, 2017

SUBJECT: Official Plan and Zoning By-Law Amendments
2253246 Ontario Inc. (Mr. Carl Bernat)
11957 Tecumseh Road
Proposed Five-Storey/44-Unit Apartment Building
OUR FILE: D19 BERNAT

RECOMMENDATIONS

It is recommended that:

1. The scheduling of a public meeting, to be held on Tuesday, March 28, 2017 at 6:00 p.m., in accordance with *The Planning Act* for applications submitted by 2253246 Ontario Inc. (Mr. Carl Bernat) for a 0.37 hectare (0.91 acre) parcel of land situated on the south side of Tecumseh Road (11957 Tecumseh Road), approximately 50 metres west of its intersection with Shawnee Road, to amend the Tecumseh Official Plan and Tecumseh Zoning By-law 1746 by:
 - i. Establishing a new site-specific policy in the “General Commercial” designation; and
 - ii. Rezoning the subject property from “General Commercial Zone (C3)” to a new site-specific “General Commercial Zone (C3-13)” zone;

to facilitate the development of the lands for a five-storey apartment building consisting of 43 residential dwelling units and one live/work unit, be authorized.

BACKGROUND

Property Location and Surrounding Land Uses

2253246 Ontario Inc. (Mr. Carl Bernat - “the Owner”) owns a 0.37 hectare (0.91 acre) parcel of land situated on the south side of Tecumseh Road (11957 Tecumseh Road), approximately 50 metres west of its intersection with Shawnee Road (see Attachment 1).

The subject property is situated within the Tecumseh Road Mainstreet Community Improvement Plan (“CIP”) Area. The relative narrowness and significant depth of the subject property present challenges to its development. It and the surrounding area are an illustration of why Council

undertook the CIP – it is an area that has underutilized lands, fragmented ownership, is pedestrian unfriendly, possesses a poor quality of urban design, contains inappropriate land uses for a mainstreet context and lacks north-south connectivity. In summary, the area has many of the characteristics of one that is in a state of “transition”.

Abutting the subject property to the east are two automobile-related commercial uses (a repair garage and a tire shop) (see Attachment 1A). The abutting auto repair garage also contains a residential dwelling that is located on the northern portion of that lot close to Tecumseh Road. This commercial use has spilled over onto the subject property to the extent that it occupies the easterly side yard and the rear portion of the subject property for the storage of automobiles. Farther to the east, at the southwest corner of Tecumseh and Shawnee Roads, is a restaurant while a bowling alley occupies the southeast corner of this intersection. This intersection and surrounding commercial uses represent the beginning of a transition to predominately commercial uses as one moves easterly along Tecumseh Road.

A tier of single unit detached residential dwelling lots exists along both sides of Shawnee Road south of the tier of commercial uses fronting Tecumseh Road. The rear of one of these residential lots abuts the rear (southerly) lot line of the subject property. Vacant or underutilized residentially designated lands exist to the southwest of the subject property. Farther to the south is a multi-unit dwelling owned by the Windsor-Essex Housing Authority with frontage on and access to/from Arbour Street.

Abutting the subject property to the west is a single unit dwelling on a large, but relatively narrow and deep lot. The lot to the west of this dwelling is also relatively narrow and deep and contains a single unit dwelling and a restaurant. Farther to the west are two high density apartment buildings – a seven storey building containing 99 units and a six storey building containing 149 units.

Directly across Tecumseh Road to the north is a mix of commercial and residential uses including a used car sales establishment lot, some specialty retail, a single unit dwelling, a Bell station and a Canada Post office. Farther to the west, on the north side of Tecumseh Road, is another apartment dwelling containing 53 units within six storeys with commercial uses occupying the ground floor. These commercial uses have no relationship to the street; rather they are facing the on-site parking lot along the side of the building.

Proposed Use and Proposed Amendments

Over the past several months, Town Administration has participated in various meetings with the Owner and his agent regarding the potential development of the subject property for an apartment style condominium building with a live/work unit on the ground floor facing Tecumseh Road. The live/work unit offers an opportunity for the building to have a “commercial” interaction at the street level with the pedestrian. It assists in providing a more animated and vibrant street condition. There had been discussion regarding the possibility for the first storey containing exclusively commercial uses at the street, however, the Owner advised that current conditions did not support more commercial floor space and Administration accepts this position. A live/work unit offers an opportunity for flexible space and can more easily support small-scale, upstart business initiatives. It is therefore deemed a reasonable use in this instance.

Several iterations of the design concept were developed by the Owner's architect with input and direction from Town Administration. This review process culminated in a draft concept plan and architectural renderings of the proposed development (see Attachments 2, 2A, 3A, 3B and 3C) depicting the following:

- i) A five-storey building, having a building footprint of 1,210 square metres (13,027 square feet) comprising 43 dwelling units, one live-work unit (a dwelling unit that will double as a commercial work space) and a lobby/commons area that will occupy the balance of the front of the first floor of the building at Tecumseh Road. The ground floor contains five dwelling units and the live-work unit and common room while the second to fourth floors each contain 11 dwelling units. These floors will extend over a portion of the parking area. The fifth floor has only five units with the northerly and southerly units recessed to reduce building massing along Tecumseh Road and to minimize the impact of the height on the residential areas to the south. The 44 dwelling units range in size from 950 square feet to 1,200 square feet and result in a density of approximately 119 units per hectare (48 units per acre);
- ii) A 67-space parking area (including two barrier-free spaces) occupies the southern/rear portion of the property, with direct access onto Tecumseh Road via an 18-foot wide driveway. The northerly portion of this parking area (20 spaces) is either fully or partially covered by the second to fourth floors of the multi-unit dwelling;
- iii) Pedestrian sidewalk access from Tecumseh Road. This pedestrian access will be delineated from the balance of the access drive through different pavement treatments and bollards (as opposed to a barrier curb) with final details to be resolved during the site plan approval process; and
- iv) Associated landscaped areas primarily within the easterly side yard.

The current Official Plan designations applying to the property ("General Commercial" for the northern half of the property and "Residential" for the southern half), contemplate apartment buildings of this nature, however, based on the policies, design standards and density figures currently established for these designations, an amendment to the Official Plan is required. The current "General Commercial Zone (C3)" which applies to the subject property also permits this type of development, however it establishes minimum yard requirements that are different from those being proposed. For example, the C3 Zone establishes a minimum front yard depth of 12 metres whereas the proposed development has no front yard setback – in keeping with a main street built form and the objectives of the CIP.

Based on the foregoing, the Owner has now filed applications with the Town to amend the Tecumseh Official Plan and the Tecumseh Zoning By-law 1746 in order to place the property into a site-specific designation to establish proper Official Plan land use policies and into a site-specific zone in order to establish specific lot and yard provisions and to establish the type of commercial uses that may be permitted within the proposed live/work unit of the proposed development.

The subject applications are summarized as follows:

Proposed Official Plan Amendment

The purpose of the application is to establish a new site-specific policy in the “General Commercial” designation to facilitate the development of the lands for a five-storey apartment building consisting of 43 residential dwelling units and one live/work unit.

Proposed Zoning By-law Amendment

The purpose of the application is to rezone the subject property from “General Commercial (C3)” to a site-specific “General Commercial Zone (C3-13)” to permit the proposed five-storey apartment building consisting of 43 residential dwelling units and one live/work unit and to establish site-specific zone provisions.

Additional Planning Approvals

In addition to the aforementioned planning applications, it should also be noted that approval of a Plan of Condominium by the County of Essex and the execution of a site plan control agreement with the Town will be required prior to the proposed development proceeding. These applications will only proceed if the subject property is successfully redesignated and rezoned to permit the proposed apartment building.

COMMENTS

Provincial Policy Statement

The Planning Act establishes that Council, when making decisions that affect a planning matter, “shall be consistent with” the 2014 Provincial Policy Statement (“PPS”) issued under *The Planning Act*.

There are a number of policies within the PPS that support the applications for the proposed residential development. The following are the relevant excerpts from the PPS:

“1.1 *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns*

1.1.1 *Healthy, liveable and safe communities are sustained by:*

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential ...;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing cost.*

- 1.1.2 *Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years...*

Within settlement areas, sufficient land shall be made available through intensification and redevelopment ...

1.1.3 Settlement Areas

- 1.1.3.1 *Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*

- 1.1.3.2 *Land use patterns within settlement areas shall be based on:*

- a) *densities and a mix of land uses which:*
 - 1. *efficiently use land and resources;*
 - 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
 - 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 - 4. *support active transportation; and*
 - 5. *are transit-supportive, where transit is planned, exists or may be developed*
- b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

- 1.1.3.3 *Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

- 1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

1.4 Housing

- 1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- b) *permitting and facilitating:*
 - 1. *all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*

2. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*

c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*

d) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

1.6.7 Transportation Systems

1.6.7.4 *A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*

1.7 Long-Term Economic Prosperity

1.7.1 *Long-term economic prosperity should be supported by:*

c) *maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*

d) *encouraging a sense of place, by promoting well-designed built form...*

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 *Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:*

a) *promote compact form and a structure of nodes and corridors;*

b) *promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*

6.0 Definitions

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

a) *redevelopment, including the redevelopment of brownfield sites;*

b) *the development of vacant or underutilized lots within previously developed areas;*

c) *infill development;"*

In summary, the PPS encourages and supports development on lands identified for urban growth in settlement areas. It also establishes that the Town should be supporting and promoting residential infill development that results in compact built form and makes more efficient use of existing services while offering a range of housing forms/types to meet expected needs. The PPS also supports the development of a broad range of housing types and tenures and encourages residential intensification within identified urban areas where such areas have appropriate levels of servicing.

The subject proposal is in a location and of a form of residential development that achieves all of the foregoing policy objectives. It provides an alternative form of housing type and at a density that provides for a more compact built form. The proposed development is also considered to be intensification in accordance with the definition contained in the PPS. Based on the foregoing, it is the opinion of the writer that the applications for the proposed residential development are consistent with the PPS.

County of Essex Official Plan

The subject lands are within an identified Primary Settlement Area of the County Official Plan. The goals and policies of the County of Essex Official Plan encourage a range of residential development within identified settlement areas such as the fully serviced urban areas of the Town of Tecumseh. The following goals and policies of the County Official Plan are most relevant in the assessment of the subject proposal:

“3.2 SETTLEMENT AREAS

3.2.2 Goals

The following goals are established for those lands designated as settlement areas on Schedule “A1”:

- a) *Support and promote public and private re-investment in the Primary Settlement Areas*
- b) *To support and promote healthy, diverse and vibrant settlement areas within each of the seven Essex County municipalities where all county residents, including special interest and needs groups can live, work and enjoy recreational opportunities.*
- c) *To promote development within Primary Settlement Areas that is compact, mixed-use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds.*
- i) *Promote residential intensification within Primary Settlement Areas, and to a lesser extent, within full serviced secondary settlement areas.*

3.2.4 Primary Settlement Areas

Primary Settlement Areas are the largest and traditional centres of settlement and commerce in the County. Protection of these communities by focusing growth and investment is a priority of the County.

3.2.4.1 Policies

The following policies apply to Primary Settlement Areas:

- f) *Downtown/Uptown areas should maintain and/or enhance the existing character of these areas. Mixed-use development and an accessible pedestrian oriented streetscape are encouraged. The preparation of Community Improvement Plans are also encouraged.*

3.2.6 General Settlement Area Policies

The following policies apply to all "Settlement Areas" identified on Schedule "A1" of this Plan:

- a) *Local Official Plans are encouraged to establish land requirement needs based on the provision of sufficient land for industrial, commercial, residential, recreational, open space and institutional uses to promote employment opportunities and for an appropriate range and mix of housing, to accommodate growth projected for a time horizon of up to 20 years.*
- b) *The County supports residential intensification within Primary Settlement Areas.*
- e) *Local Official Plans are encouraged to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area as outlined below:*
 - i) *Maintaining at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available as defined by Provincial Policy.*
 - ii) *Maintaining at all times, where new development is to occur, at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*
 - iii) *Permitting and facilitating all forms of housing, including special needs housing, required to meet the social, health and well-being requirements of current and future residents.*

- f) *Local Official Plans are encouraged to provide opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure.*
- g) *It is the policy of this County Official Plan to ensure long term economic prosperity by encouraging local Official Plans to:*
 - v) *Maintain the well-being of downtowns and mainstreets.*

3.2.7 Intensification & Redevelopment

The County encourages well-planned intensification development projects in the Settlement Areas to encourage more efficient use of land and municipal infrastructure, renew urban areas and to facilitate economic and social benefits for the community.

The County also specifically encourages residential intensification and redevelopment within Primary Settlement Areas in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities."

In accordance with the aforementioned goals and policies, the proposed development conforms to the County of Essex Official Plan.

Tecumseh Official Plan

The subject property is currently designated "General Commercial" and "Residential" in the Tecumseh Official Plan (see Attachment 4). This type of split land use designation does create some complexities in evaluating the proposal, however it is fair and reasonable to summarize that both of these designations contemplate higher density residential developments that can be appropriately integrated with the existing and proposed development pattern by meeting the applicable policies of the Plan.

The following sections of the Official Plan provide broad-based support for the type of residential development proposed:

"1.4 BASIS OF THE PLAN

(b) Housing Demand Forecasts

...A more balanced mix of housing types and tenures will be required in the Town of Tecumseh over the next two decades in order to meet the existing and anticipated future needs of an aging population with smaller average household sizes, and varying housing needs.

2.11 RESIDENTIAL OBJECTIVES

- b) *To encourage new residential development to occur in such a manner which makes the most efficient use of municipal infrastructure and services, in keeping with the capacity of the*

existing services available and the financial ability of the municipality to provide the required additional infrastructure and services.

- d) *To broaden the range of housing options available to existing and future residents of the Town, by encouraging the continued production of a diverse and affordable mix of housing that is capable of meeting the needs of all households – including low and moderate income households and households with special needs. The provision of a mixture of housing forms, sizes, tenures and affordable housing types, including both public and private sector sponsored housing are to be encouraged.”*

When considering the relevant Official Plan land use policies, it is noted that the proposed apartment building in its entirety is situated within the General Commercial designation, while the associated parking area is the only use within the Residentially designated land.

More particularly, it is noted that the northerly approximately two-thirds of the subject property is designated General Commercial in the Official Plan. This designation contemplates “Multiple Storey Apartment Residential”, subject to an Official Plan amendment. Accordingly, it is appropriate that the land owner has filed an application to amend the Official Plan to clearly permit the proposed 5-storey, 44-unit apartment building. Consequently, particular regard shall be given to Section 3.5 (a) General Commercial, which states the following with respect to Multiple Storey Apartment Residential uses:

“3.5 COMMERCIAL

(a) GENERAL COMMERCIAL

Multiple Storey Apartment Residential

- a) *Multiple Storey Apartment Residential uses may be permitted in areas designated General Commercial subject to an official plan amendment;*
- b) *Multiple storey apartments may be permitted up to a level of six storeys and the first floor or any portion thereof may be used for commercial purposes. The commercial uses shall be restricted to those outlined in Section 3.5 (a) i) above;*
- c) *Site standards for apartment uses shall be implemented through the Restricted Area By-law and a site plan agreement;*
- d) *Council, in reviewing apartment proposals in General Commercial areas, shall have regard to the following:*
- 1) *the adequacy of municipal services;*
 - 2) *the adequacy of parking facilities;*

- 3) *the adequacy of the landscape plan accompanying the proposal;*
- 4) *the general siting and height of the proposal in relation to adjacent existing developments;*
- e) *Council, in reviewing apartment proposals in General Commercial areas near major roadways and/or railroad tracks, shall consult with the Ministry of the Environment about noise affecting the site and the provisions of noise attenuation measures."*

Based on the foregoing, it is apparent that the Official Plan contemplates multiple storey apartment residential uses in the General Commercial area subject to the review, evaluation and public consultation process that would be undertaken as part of the required Official Plan Amendment process.

As noted above, the southerly approximate one-third of the subject property is currently designated Residential in the Official Plan. The following policies are deemed to have particular relevance in relationship to the subject applications:

"3.3 RESIDENTIAL

3.3.1 *The lands designated Residential shall be used primarily for residential purposes. Various types of residential dwellings shall be permitted within this designation, provided they meet all of the applicable policies of this Plan. The regulations and zone provisions of the town's comprehensive zoning by-law implementing this Plan shall be in accordance with the following:*

(iii) High Density Residential Uses

The maximum permitted density within any High Density Residential Zone shall be 75 units per net hectare. Permitted residential uses shall consist of townhouse dwellings and low-rise and mid-rise apartment buildings, up to 7 storeys in height.

Council will utilize the following criteria in the creation and application of medium and high density residential zone categories in the Town of Tecumseh:

- a) *medium and high density residential uses should have frontage and/or access driveways onto an arterial or collector road;*
- b) *proposals will not be approved which would result in substantial traffic flow increases on local streets serving single-unit residential development;*

- c) *apartment proposals of more than 3 stories should be separated from adjacent dwellings by a distance sufficient to maintain the privacy, amenity and value of surrounding residential properties.*

In considering applications to amend the town's comprehensive zoning by-law to establish a medium or high density residential use, Council will also have regard to the following:

- *the need for the proposed development as identified through an analysis of housing supply and demand;*
- *the density and form of adjacent development;*
- *the adequacy of the municipal water supply, sanitary sewers (and associated treatment plant capacity), storm drainage, and roads to serve the proposed development;*
- *the adequacy of schools, parks, and community facilities to serve the proposed development;*
- *the adequacy of off-street parking facilities to serve the proposed development; and*
- *the provision of adequate buffering standards deemed necessary to protect the residential amenities of adjacent land uses.*

Based on the foregoing, the Official Plan establishes that higher density residential uses are permitted, subject to the consideration of a number of criteria which will be addressed later in this Report.

Tecumseh Road/Main Street Community Improvement Plan

The subject property is within the Tecumseh Road/Main Street Community Improvement Plan (CIP) (see Attachment 5). The CIP identifies the importance of additional residential development in order to facilitate the rejuvenation of the entire CIP area. The CIP encourages the development of higher density residential uses within the CIP area, including duplexes, townhomes and apartment dwellings.

One of the objectives of the CIP is to:

“Encourage a diverse mix of housing in order to provide options for seniors and young people in more urban housing forms, and allow for housing in mixed use developments, to ensure the street is active and alive all days of the week, and all times of the day.”

Furthermore, the CIP has identified ten “Big Moves” that will form the basis for the proposed Urban Design Guidelines and Implementation Strategies. These “Big Moves” are the key design elements that will support the Vision and Guiding Principles, and define the CIP Concept. One of these “Big Moves” includes the creation of:

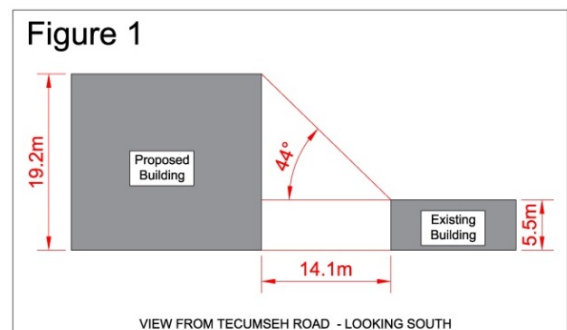
“higher density residential neighbourhoods north and south of main street with integrated public and private open spaces, road access, and pedestrian linkages.”

The CIP also contains land use recommendations that are intended to guide redevelopment and establish the basis of the policy framework needed to achieve the CIP vision. The land use categories recommended by the CIP establish a split designation of Main Street Commercial (which applies to the majority of the property including where the building is proposed to be located) and Town Centre Residential 1 (which applies to the southerly third of the subject property which is proposed for parking). The Main Street Commercial designation establishes a maximum Floor Space Index (FSI - gross floor area of building divided by lot area) of 3.0 and a maximum height of 13.5 metres (four storeys). The proposed multi-unit dwelling results in an FSI of approximately 1.5 but its height is five storeys (although it is important to note that the fifth storey is proposed to be “stepped-back from the front and rear main walls of the building, resulting in an appearance from the street of a four-storey building).

Despite these recommended restrictions, the CIP establishes that consideration may be provided to permit additional height or density subject to the Official Plan and Urban Design Policies of the CIP area. Given its location within close proximity to the three existing higher density apartment buildings which are six to seven storeys in height, it is believed that this site represents a good transitional zone to lower profile, more commercial-oriented buildings along the Tecumseh Road corridor to the east. The proposal is generally consistent with the land use and urban design policy standards of the CIP. It is believed that it will be a critical development towards achieving some of the important overarching, broad-based objectives for the area pertaining to encouraging higher density residential uses and increasing the residential population. Moreover, the subject proposal will assist in the strengthening of the CIP area by introducing additional residents to the area who will work/live/play/shop.

In terms of the architecture of the proposed multi-unit dwelling, the renderings provided to date (see attachments 3A to 3C) appear to meet the CIP guidelines for architectural building materials and features. It should be noted that, ultimately, these guidelines would have to be met in order to qualify for any available financial incentives offered through the CIP.

The CIP also identifies the dwelling to the west of the subject property (11941 Tecumseh Road) as a Heritage Character Building and, as such, encourages its conservation as part of the existing heritage fabric. To assist in achieving this goal, it establishes guidelines related to the transition of new buildings in relation to heritage resources to ensure they are in harmony with one another and do not detract, hide from view or impose in a negative way on existing heritage buildings. More specifically, it states that new



buildings must transition from the adjacent contributing buildings with a maximum 45 degree angular plane starting from the top of the contributing building. It also establishes that the setback between buildings must be at least half the building height. Figure 1 illustrates that the proposed apartment building, at a height of 19.2 metres, a separation distance of 14.1 metres, and an angular plane of 44 degrees, meets this CIP guideline concerning the transition of new buildings from existing heritage buildings.

Tecumseh Zoning By-law 1746

The subject property is currently zoned “General Commercial Zone (C3)” on Schedule “A”, Map 1 of Tecumseh Zoning By-law 1746 (see Attachment 6). As noted above, the current zoning contemplates multi-unit residential uses in the C3 zone however the provisions are written in a manner that seemingly only apply to existing buildings and accessory residential dwelling units above commercial uses. The proposed zoning by-law amendment would place the subject property into a site specific “General Commercial Zone (C3-13)” that would facilitate the proposed development.

The proposed zoning will establish a minimum front yard of zero and a minimum easterly side yard of 5.0 metres (16.3 feet), a minimum westerly side yard of 6.0 metres (20 feet) and a minimum rear yard of 43 metres (141 feet). In addition, the proposed zoning will permit an apartment building containing not greater than 43 dwelling units, along with one live-work unit at the front of the building. The proposed zoning would also establish restrictions to ensure that the fifth floor of the building was restricted to five units and that they are to be setback from the front and rear main wall of the second to fourth stories by a distance of 9.1 metres (30 feet) and 18.3 metres (60 feet), respectively.

Site Plan Control/Plan of Condominium

As previously noted, the subject property is subject to Site Plan Control. Council approval of a site plan control agreement will be required prior to any development occurring on-site.

In addition, the applicant will be required to obtain Plan of Condominium approval from the County of Essex for the condominium-ownership being proposed. The applicant has been advised of these requirements. Further public and Council involvement will be required during this process.

Evaluation of the Proposal in Context of Official Plan Policies

The following is a preliminary assessment of the proposed apartment building in the context of the range of matters to have regard to as established by a number of Official Plan policies:

1) Subsection 3.5 a) e) establishes the matters that Council shall have regard to in reviewing apartment proposals in General Commercial areas:

i) the adequacy of municipal services

The proposed development will be serviced with full municipal services. Public Works and Environmental Services indicates that it has no concerns with the development of

the property for the proposed use. An engineering analysis was undertaken at the time of the development of the CIP to identify necessary improvements to accommodate full build-out of this area. Its findings confirmed the adequacy of services for the proposed development and identified the need for a service corridor along the west side of the subject property to accommodate the future redevelopment and intensification of lands farther to the south in accordance with the CIP.

ii) the adequacy of parking facilities

Parking at a ratio of 1.5 spaces per dwelling unit is proposed, which is the minimum established in the Zoning By-law and is deemed appropriate for this type of residential development. It is further noted that the changing demographics and car-ownership patterns may justify even fewer on-site parking spaces. This combined with the fact that on-street parking is proposed at some time in the future leads us to conclude that parking is not a concern.

iii) the adequacy of the landscape plan accompanying the proposal

It is acknowledged that the proposal is more of an “urban” design that will rely upon high design standards in terms of exterior finishing details and materials, both with respect to the building and the associated features (pedestrian corridors, parking areas, laneway). There will be landscaping treatments provided along the easterly side yard and consideration will be given for the inclusion of fencing to provide a visual screening of the parking area from adjacent properties. Further details will be provided at the site plan approval stage.

iv) the general siting and height of the proposal in relation to adjacent existing developments

Although the lands surrounding the subject property to the north, east and west are commercially-zoned, there are existing single unit residential dwellings to the immediate east and west. The property to the immediate east also includes an automobile repair garage, which due to the nature of the use, currently dominates the site. Through the design evolution of the proposed concept, the Owner increased the easterly side yard to provide additional depth, totalling 5.0 metres (16.3 feet), in consideration of the easterly lot. It should be noted that due to the articulation of the easterly wall of the building, a majority of the proposed dwelling will be setback 5.8 metres (19 feet), with significant portions of the wall setback 7.3 metres (24.1 feet). The 5.0 metre side yard accommodates small balcony bump-outs from the main wall.

The dwelling on the property abutting to the immediate east has an approximate side yard depth of 4.2 metres (14 feet), thereby resulting in a separation distance of approximately 9.3 metres (30.4 feet) between the two buildings. It is important to note that this is an area in transition and it is reasonable to expect that the long term use of the property to the east is likely to be something other than a single unit dwelling (i.e. conversion to a commercial use and/or some form of residential intensification).

The westerly side yard, which includes the access laneway, is proposed to be 6.0 metres (20 feet). This combined with the position of the westerly house results in a total separation of 14.1 metres (46.3 feet).

Town Administration has conducted a review of minimum side yard requirements from other municipalities throughout Ontario for the type of development being proposed. This review has revealed a range of 4.5 metres (15 feet) on the lower end to 15 metres (49.2 feet) for more restrictive approaches that are more representative of suburban design standards. These ranges are dependent on the standard the community wants to establish as well as the neighbourhood context (i.e. main street commercial-residential mix vs strictly residential or urban vs suburban). Some municipalities establish a minimum interior side yard relative to the height of the building such as 1.2 metres (4.0 feet) per floor or one-half the building height. Under these scenarios, the minimum side yard for the subject property would be 6.0 to 7.5 metres (20 to 25 feet). It appears that establishing lower side yard requirements is becoming more common in order to accommodate residential intensification and create more compact, walkable communities. The side yard depths proposed are in line with the more urban standards established for this type of built form throughout Ontario.

The five-storey apartment building is situated on the northerly portion of the property, with the north face of the building being situated at the front lot line (this being the front lot line after the 3.0 metre/10 foot road-widening land dedication from the Owner to the Town that will occur at the time of site plan approval). This results in the massing of the building being situated on the northerly portion of the property. The lands immediately east of the proposed apartment building are predominantly commercial. Residential uses fronting on Shawnee Road are farther to the east and are separated from the proposed apartment building by a commercial property. This will provide, in our opinion, adequate separation between the proposed apartment building (and the associated parking lot) and these residential uses.

Uses in the immediate vicinity of the subject property are ground-oriented (i.e. one to two stories). However, there are a number of apartment buildings to the west which range in height from six to seven storeys. A five-storey building is a step down from those buildings and is generally consistent with the vision expressed in the CIP.

As a final note, the subject property and adjacent lands are currently zoned General Commercial C3, which permits a zero side yard. Accordingly, there is already an inherent opportunity for the lands to develop commercially in a very intensive manner.

In summary, we believe that the proposed development of the subject property, though having significantly more building mass and height relative to the surrounding lands, will appropriately integrate into the neighbourhood and not adversely affect the enjoyment and use of adjacent properties.

2) Other Matters for Council to Consider

i) *Density*

The General Commercial designation permits multi-storey apartment buildings subject to an amendment to the Official Plan. Although it establishes a maximum height of six stories, it does not establish a maximum density. It simply states that site standards for apartment uses shall be implemented through the Restricted Area By-law and a site plan agreement and establishes matters for Council to have regard to (adequacy of services, parking, landscaping, and siting and height relative to adjacent lands). Accordingly, the scale/density of the development is regulated more as a function of limitations due to a maximum number of stories combined with the need to have access to adequate municipal services, provide adequate on-site parking and landscaping while having regard to adjacent lands. These were discussed in the previous section.

Nevertheless, there is merit in considering how the proposed density compares to the maximum density stated for lands designated Residential as well as providing a comparison to a number of the existing apartment developments in the immediate vicinity of the subject property.

The Official Plan establishes that the maximum permitted density within any High Density Residential Zone shall be 75 units per net hectare and the maximum height shall be up to seven storeys. The proposed 5 storey apartment building contains 44 total units and results in a density of 119 units per hectare.

Although the proposed density exceeds the maximum established for lands designated Residential, there are factors that warrant the consideration of an amendment to the Official Plan. As noted earlier in this Report, residential development of a form and density similar to that which is being proposed exists to the west of the subject property, summarized as follows:

11886 Tecumseh Road – 53 dwelling units, 8 commercial units, 57 units/ha;
 11873 Tecumseh Road – 149 dwelling units, 62 units/ha; and
 11917 Tecumseh Road – 99 dwelling units, 51 units/ha.

Although these densities are lower than the proposed development, the lots on which they are situated contain a significant amount of land that is not actively used in conjunction with the buildings. In fact, these lands were identified in the CIP as being opportunities for residential intensification. When these land areas are factored out of the density calculation, the corresponding density figures are more similar to the proposed development, as follows:

11886 Tecumseh Road – 71 units/ha
 11873 Tecumseh Road – 83 units/ha; and
 11917 Tecumseh Road – 113 units/ha.

It should also be noted that the dwelling units within the proposed apartment building are anticipated to have a lower persons-per-household (pph) yield than that which the Official Plan density limits were based on. This smaller yield is due to the changing demographics (trending to smaller household sizes due to aging population, smaller family sizes) and the fact that they will be only two-bedroom units. Accordingly, the increase in the number of total residents will not have a significant impact on servicing demands and will result in lower traffic generation than it would if it consisted of units designed to accommodate a higher pph.

In summary, it is our opinion that the density is reasonable and appropriate given the proposed developments ability to satisfy the criteria for apartment buildings in the General Commercial area.

ii) Traffic

The subject property fronts Tecumseh Road - an arterial road as defined in the Official Plan. The road was given a unique status in the Town's recently approved Transportation Master Plan as a Commercial Main Street, which is an acknowledgement of the unique purpose of this important road which is intended to move large volumes of traffic while having regard to a more pedestrian-friendly and mixed-used environment. This is a unique designation, applicable only to Tecumseh Road through the CIP area. Direct access to the road is proposed along a 20-foot wide access drive (comprising a 17-foot driveway plus a 3-foot designated walkway with differentiated surface treatment and use of bollards) on the west side of the subject property.

A traffic study conducted by Dillon Consulting on behalf of the Town during the preparation of the CIP concluded that the study area could be intensified as projected and that the road would be able to accommodate the increase in traffic flow. We are of the opinion that the proposed development will not adversely impact traffic conditions on Tecumseh Road.

It is further noted that the CIP recommends a public road/laneway access between Arbour Street and Tecumseh Road in line with the location of the proposed driveway for this development. The purpose of this public road/laneway is two-fold:

- to provide improved connectivity to enable the intensification of lands to the west, south and southwest;
- to provide a public corridor for infrastructure (water, wastewater and storm pipes) that will be required to connect these developable lands to the south and southwest to the trunk facilities along Tecumseh Road.

The applicant is aware of the foregoing objectives and has designed the site in a manner that could accommodate these design requirements. Further dialogue is required with the applicant to determine the means by which these objectives can best be realized (e.g. conveyance of easement or municipal right-of-way, cross-access agreement, design details, etc). The site specific Official Plan policies being considered for the

subject property should re-affirm these objectives, which will ultimately be negotiated at the time of the Plan of Condominium Approval and associated Site Plan Agreement. Again, it is important at this time to note that the current proposed site design can accommodate these objectives without adversely affecting the developability of the subject property.

iii) *Transit*

The subject property is ideally located in relation to transit services. Tecumseh Road is the main east-west spine of the Tecumseh Transit Service (TTS). There are two TTS bus stops in close proximity to the subject property. One of these stops is for outbound trips westerly to the Tecumseh Mall where riders can access the City of Windsor transit system through a major transit hub location at this mall. The other stop, along Tecumseh Road, takes riders eastbound along the Tecumseh Road corridor and Manning Road commercial areas and other Town destinations.

iv) *Compatibility with Adjacent Uses*

Much of the preceding discussion relates to various elements that collectively help one to determine the level of compatibility of the proposed apartment building with surrounding lands. Although it is a residential use, it can have differing impacts on surrounding land uses as a function of its size, massing and scale. It is acknowledged that the proposed apartment building does comprise a different form of housing from that which currently exists on abutting properties and is a use that has a higher intensity than the range of surrounding land uses. Nevertheless, it is consistent with the cluster of apartment buildings to the west of the subject property. We believe that the building is of a size and location that it will be compatible with the surrounding land uses. There is sufficient separation from the stable, low density residential development situated along Shawnee Road by virtue of the intervening commercial properties to the immediate east of the subject property. Analysis earlier in this Report leads us to conclude that the proposed apartment building will be compatible with the existing homes at the front of the properties to the east and west. As has been stated previously, the subject property is part of a broader area that is in a state of transition and one that has been identified as suitable for intensification. We believe that the proposed use and existing surrounding commercial uses will be compatible.

Transitional areas bring challenges as the final form of development in the entire area is typically not realized for many years and the new development that is introduced frequently occurs incrementally and sporadically across different segments of the area. It is currently our opinion, however, that the subject proposal will be compatible with the existing uses and the anticipated future uses. Input from surrounding property owners and stakeholders will assist in fully considering the issue of compatibility.

v) *Market Need*

There has been growing interest from the development community for the construction of this type of development along Tecumseh Road in the CIP. The Owner has advised

that his research indicates that market demand exists in the area for the type of development being proposed. Anecdotally, the recent Phase 2 apartment building (also of condominium ownership) by Petretta Construction at 300 Manning Road was very quickly absorbed by the market. Further, the Town is continually being approached by residents inquiring about alternative forms of housing that would involve smaller units with less maintenance. It is this type of housing that is necessary to allow seniors/retirees/empty nesters to comfortably remain in this community, while also being desirable by millennials.

This trend is further validated in the Housing and Residential Intensification Discussion Paper prepared to support the development of policy in the Town's new Official Plan. It concluded that in order to address current and future housing needs, a wider range of housing options will be needed, both in terms of house form and tenure. It also noted that over the 20-year planning horizon, there will be a growing demand for housing options for older adults as the baby boomer generation reaches retirement age. Many will want to downsize into smaller dwelling units including semis, townhouses and apartments.

vi) *Adequacy of Schools/Parks/Community Facilities*

A municipal park, Southfield Park, is located on the east side of Southfield Road within walking distance to the southwest of the subject property (see Attachment 1A). Access to this park will be enhanced over time as connections to the south and west are acquired through the redevelopment of this area in accordance with the CIP. There are a number of elementary schools within the Town serving this area, some of which are within walking distance of the subject property. Many of the Town's major community facilities are also within walking distance of the subject property. Again, it should be noted that the site is serviced by the Tecumseh Transit Service. Town Administration has no concerns with the adequacy of these facilities.

vii) *Adequacy of Buffering/Landscaping Abutting Residential Uses*

A preliminary site plan submitted with the Official Plan and Zoning By-law amendment applications focuses more on the issue of building placement, access routes and parking lot layout. It currently depicts a landscaped area between the proposed building and the easterly lot line. Details that will be required in order to ensure the adequacy of the buffering/landscaping abutting residential uses (and other adjacent uses) include specific landscape features/planting details, adequate fencing around the parking areas, final hard surface treatments across the front of the building and along the access driveway/pedestrian walkway, external lighting that does not adversely project onto adjacent land and so on. Site plan control will be used to ensure adequate design details are implemented to properly integrate the proposed development with adjacent land uses.

Based on all of the foregoing, the proposed development is generally in keeping with the aforementioned objectives and policies of the Tecumseh Official Plan in terms of broadening the range of housing types and encouraging intensification. It is also in keeping with the objectives of

the CIP. As has been previously stated, the proposed development is contemplated on lands designated General Commercial, subject to an Official Plan amendment. We believe that the criteria to which Council is to have regard for such an amendment have been addressed and that input from the public would assist in fully evaluating the proposal.

Accordingly, it is the opinion of Administration that, based upon our preliminary review, the proposed development generally conforms to the Tecumseh Official Plan subject to the finalization of proper design details. The ultimate design will need to ensure that adequate buffering standards are provided in order to enhance compatibility with adjacent land uses and the access/servicing corridor issue along the west side is adequately addressed in order to ensure proper integration with the existing neighbourhood and intensification opportunities on adjacent lands.

Conclusion

Having regard to the range, scale, location and nature of surrounding uses, the geographic location of the proposed development along with current policy initiatives encouraging standards that support more compact and efficient development, it is believed that there is merit in considering the requested applications to permit residential intensification vis-à-vis a 5-storey, 44-unit apartment building on the subject property. Accordingly, it is recommended that a public meeting be scheduled in accordance with the provisions of the *Planning Act* as a means to seek public input. A public meeting to consider the proposed amendments will provide an opportunity to hear concerns and comments, if any, of neighbouring owners and other interested stakeholders/agencies. It is important that the concerns and comments of these stakeholders be taken into consideration as part of the full evaluation of the applications.

CONSULTATIONS

The application was reviewed at recent Planning Staff Review meeting(s) by:

Public Works and Environmental Services
Fire and Emergency Services

FINANCIAL IMPLICATIONS

There are no financial implications.

Planning and Building Services Report 02/17
 Official Plan and Zoning By-Law Amendments
 2253246 Ontario Inc. (Mr. Carl Bernat)
 11957 Tecumseh Road
 Proposed 5-Storey/44-Unit Apartment Building
 OUR FILE: D19 BERNAT
 February 14, 2017

LINK TO STRATEGIC PRIORITIES

No.	2015-16 Strategic Priorities	Applicable
1.	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.	✓
2.	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.	✓
3.	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.	
4.	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.	
5.	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.	

COMMUNICATIONS

Not applicable ☐

Website ☒ Social Media ☐ News Release ☐ Local Newspaper ☐

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11957 Tecumseh Road
Proposed 5-Storey/44-Unit Apartment Building
OUR FILE: D19 BERNAT
February 14, 2017

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director, Planning and Building Services

Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment(s):

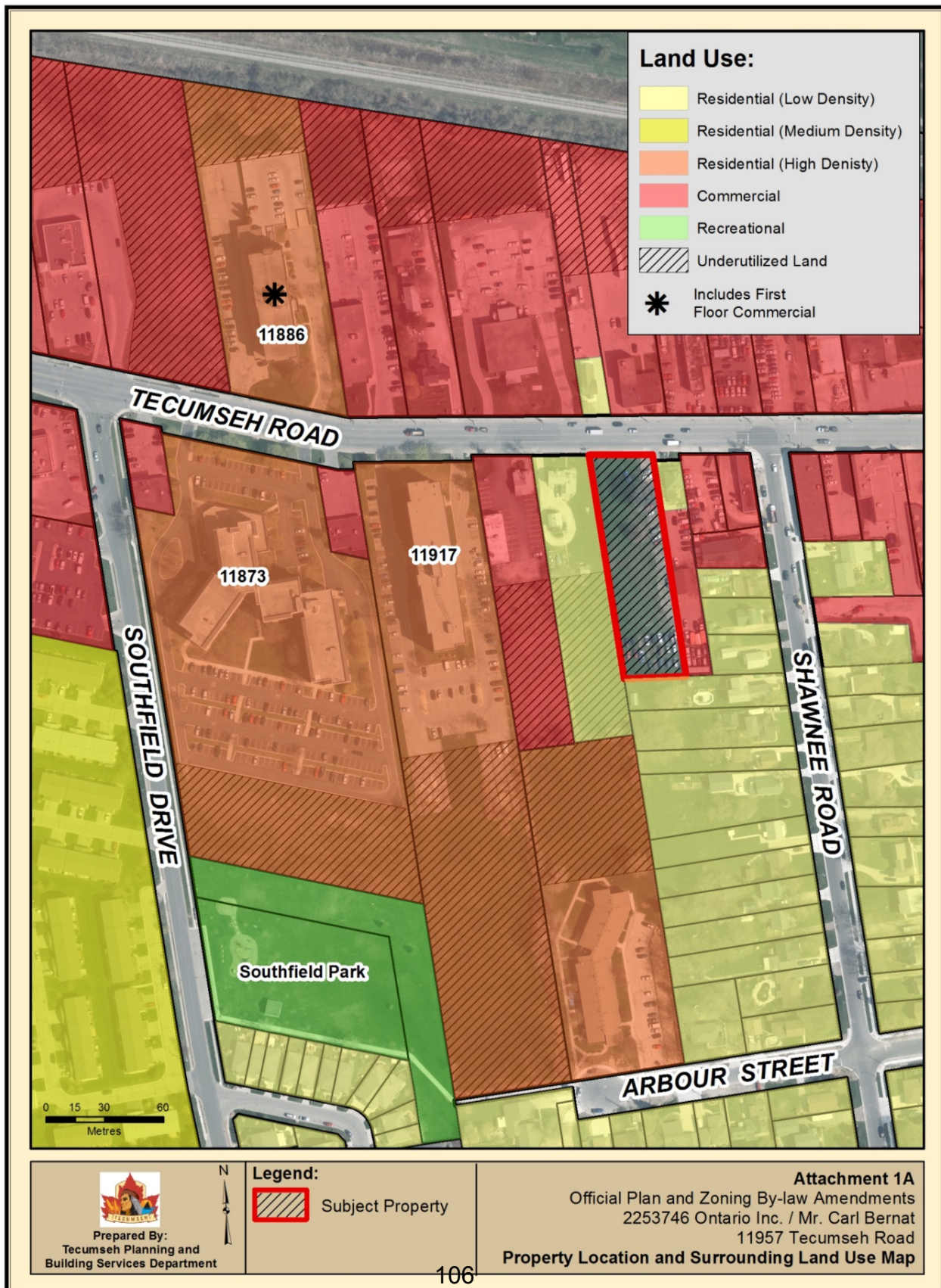
1. Property Location, with Site Plan Overlay Map
- 1A. Property Location and Surrounding Land Use Map
2. Proposed Site Plan
- 2A. Proposed Site Plan, Detail View
- 3A. Proposed Architectural Rendering 1
- 3B. Proposed Architectural Rendering 2
- 3C. Proposed Architectural Rendering 3
4. Official Plan Map
5. Property Location in Relation to
Tecumseh Road Main Street CIP Area Zoning Map
6. Zoning Map

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Planning and Building Services Report 02/17
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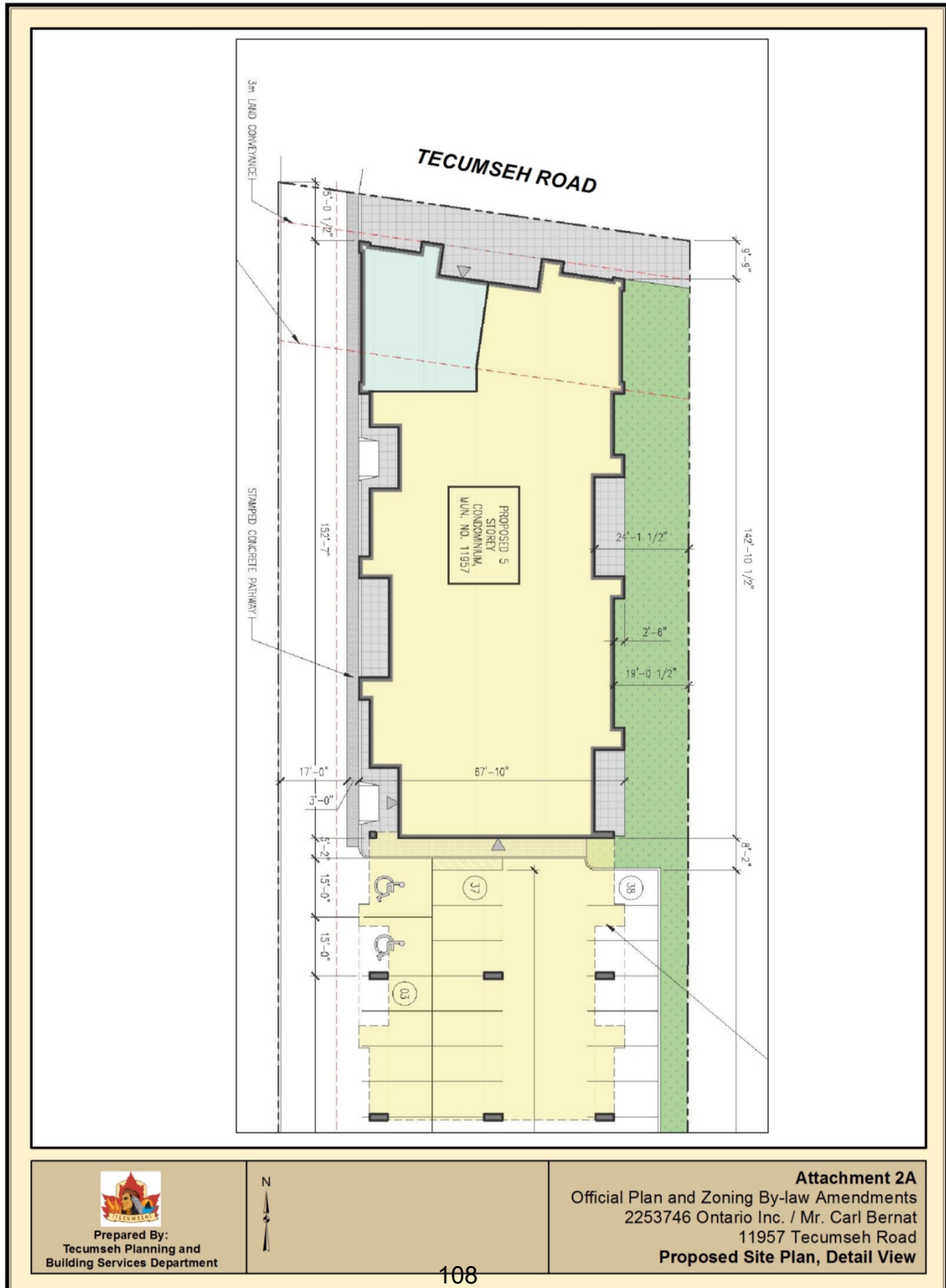


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View from Tecumseh Road (looking south).



Prepared By:
 Tecumseh Planning and
 Building Services Department

Attachment 3A
 Official Plan and Zoning By-law Amendments
 2253746 Ontario Inc. / Mr. Carl Bernat
 11957 Tecumseh Road
Architectural Rendering 1

Planning and Building Services Report 02/17
 Official Plan and Zoning By-Law Amendments
 2253246 Ontario Inc. (Mr. Carl Bernat)
 11957 Tecumseh Road
 Proposed 5-Storey/44-Unit Apartment Building
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 <p>Prepared By: Tecumseh Planning and Building Services Department</p>		<p align="right">Attachment 3B Official Plan and Zoning By-law Amendments 2253746 Ontario Inc. / Mr. Carl Bernat 11957 Tecumseh Road Architectural Rendering 2</p>
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D design

A associates
 inc. architect

PROPOSED COMMERCIAL/ RESIDENTIAL DEVELOPMENT
 11957 TECUMSEH ROAD EAST, TECUMSEH ONTARIO

Aerial View from Tecumseh Road (looking south-east).

Planning and Building Services Report 02/17
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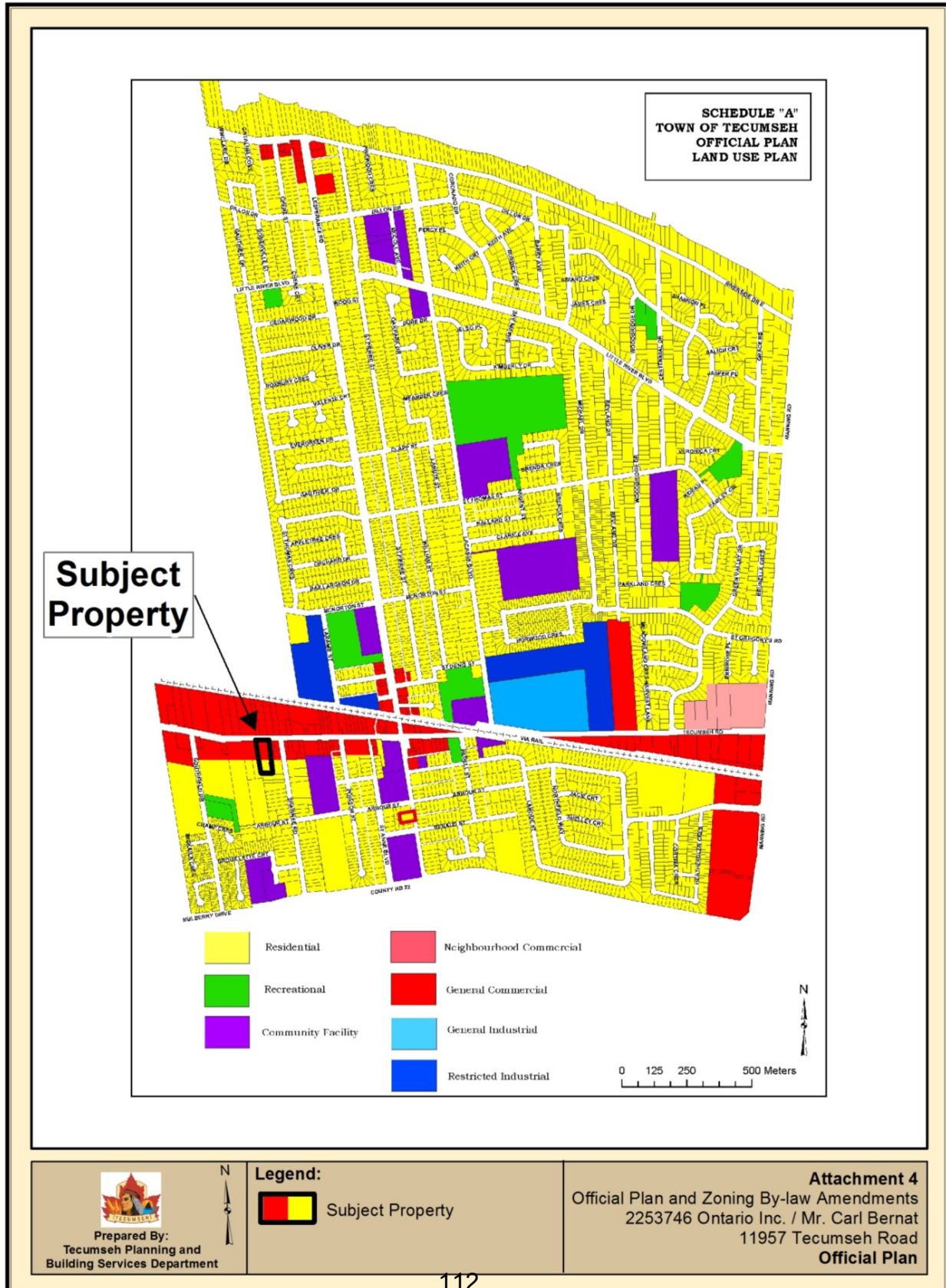
View from property to the east (looking north-west).



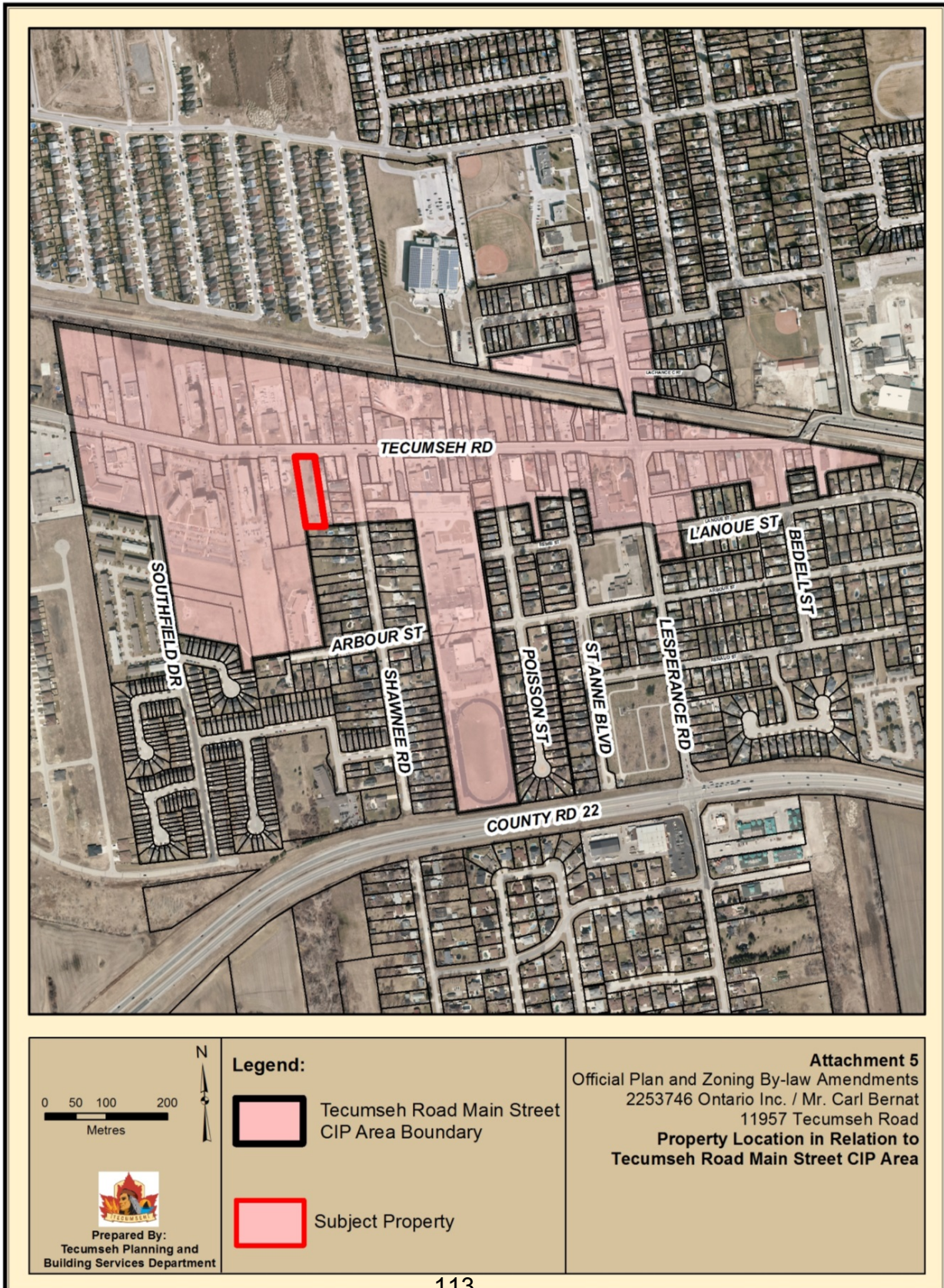
Prepared By:
 Tecumseh Planning and
 Building Services Department

Attachment 3C
 Official Plan and Zoning By-law Amendments
 2253746 Ontario Inc. / Mr. Carl Bernat
 11957 Tecumseh Road
Architectural Rendering 3

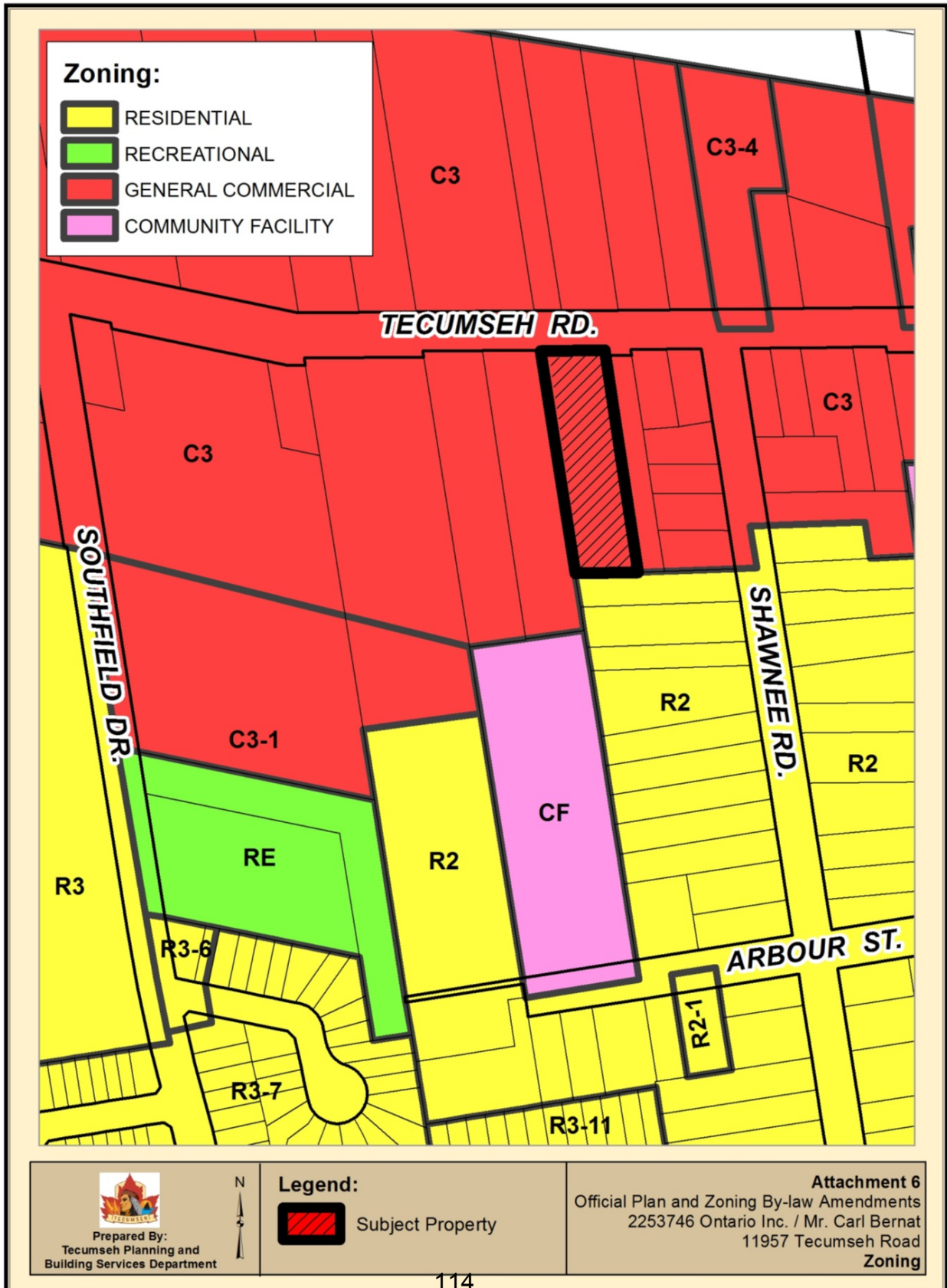
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**THE CORPORATION OF THE
TOWN OF TECUMSEH**

**PLANNING AND BUILDING SERVICES
DEPARTMENT
Report No. 03/17**

TO: Mayor and Members of Council

FROM: Chad Jeffery, MA, MCIP, RPP
Manager, Planning Services / Senior Planner

DATE OF REPORT: February 8, 2017

DATE TO COUNCIL: February 14, 2017

SUBJECT: Site Plan Control Approval
BK Cornerstone / Vortex Snow Removal Inc.
13405 Desro Drive
OUR FILE: D11 BK

RECOMMENDATIONS

It is recommended that:

"*Site Plan / General Notes*", as prepared by Philip Fernandes Custom Residential Design, attached hereto as Attachment 2, which depicts a 200 square metre (2,150 square foot) industrial addition, along with a 102 square metre (1,100 square foot) second storey office addition to an existing 465 square metre (5,000 square foot) industrial building, along with associated on-site works on a 0.19 hectare (0.49 acre) property located on the south side of the Desro Drive (13405 Desro Drive), be approved, subject to:

- i) the Owner depositing with the Town security in the form of cash or letter of credit in the amount of ten thousand dollars (\$10,000) to ensure that all of the services and other obligations of the Owner are completed to the satisfaction of the Town, which cash or letter of credit security deposit shall be returned to the Owner on completion and final inspection of all obligations of the Owner as shown on the aforementioned plans; and
- ii) a Site Services Plan and associated storm water retention calculations being approved by the Town

all of which is in accordance with Section 41 of the *Planning Act, R.S.O. 1990*.

BACKGROUND

The subject 0.19 hectare (0.49 acre) industrial property, located at 13405 Desro Drive, is situated within the Sylvestre Business Park on the south side of Desro Drive (see Attachment 1). A contracting business with associated offices and a cabinet manufacturing facility currently operate from the site. An application for site plan approval has been filed to facilitate the construction of a 200 square metre (2,150 square foot) industrial addition, along with a 102 square metre (1,100 square foot) second storey office addition to an existing 465 square metre (5,000 square foot)

industrial building, along with associated on-site works such as parking, curbing and stormwater management measures. The lands are subject to site plan control, in accordance with Section 41 of the *Planning Act, R.S.O. 1990*. This property is located in an area of the Town that requires Council approval of drawings only, without the need for a formal site plan control agreement. The attached Site Plan (see Attachments 2 and 2A) illustrates the proposed development of the property.

Specifically, the proposed site plan drawing (see Attachment 2A) depicts:

1. A 200 square metre industrial addition at the southern/rear portion of the building/property;
2. A 102 square metre second storey office addition at the northern/front portion of the building/property; and
3. Associated asphalted/curbed parking lot that will accommodate 13 vehicles, along with a new second driveway access from Desro Drive on the western side of the property.

COMMENTS

Zoning

The subject property is zoned “Industrial Zone (M1-10)” in the Sandwich South Zoning By-law 85-18 (see attachment 3). Town Administration identified that, in order to accommodate the proposed industrial addition, the development would require the following areas of relief from the Sandwich South Zoning By-law 85-18:

- i) A reduction in the minimum side yard width requirement from 6.0 metres to 4.0 metres; and
- ii) A reduction in the minimum rear yard depth requirement from 7.5 metres to 4.4 metres.

Accordingly, the owner applied for, and was granted, a minor variance from the Committee of Adjustment at its July 18, 2016 meeting (Application A-23/16). With the support of Administration, the Committee of Adjustment determined that the relief requested met the four tests of a minor variance application in that: the intent of the Official Plan was maintained, the intent of the Zoning By-law was maintained, the variances resulted in appropriate development for the area, and the variances requested were minor in nature.

With the exception of the aforementioned zoning deficiencies, for which relief was granted, the proposed site plan complies with the regulations established by the “Industrial Zone (M1-10)”.

Servicing

The subject property is serviced by municipal sanitary, water and stormwater services located on Desro Drive. The applicant has been advised that a Site Services Plan and associated stormwater quantity and quality measures to the satisfaction of the Town will be a condition of the site plan approval and will be required prior to the issuance of a building permit.

Planning and Building Services Report No. 03/17
 Site Plan Control Approval
 BK Cornerstone / Vortex Snow Removal Inc.
 13405 Desro Drive
 OUR FILE: D11 BK
 February 14, 2017

Summary

The proposed building additions and the associated on-site improvements such as parking, curbing, and stormwater management are being addressed by this site plan approval process.

As is the practice of the Town, a security deposit in the amount of \$10,000 (cash or letter of credit) is required as a condition of approval to ensure all performance obligations of the Owner are fulfilled. Town Administration has reviewed the proposal and believes it is of an acceptable design. Accordingly, Town Administration recommends that Council approve "*Site Plan / General Notes*", as prepared by Philip Fernandes Custom Residential Design, attached hereto as Attachment 2.

CONSULTATIONS

The application was reviewed at recent Planning Staff Review meeting(s) by:

Public Works and Environmental Services
 Fire and Emergency Services

FINANCIAL IMPLICATIONS

There are no financial implications.

LINK TO STRATEGIC PRIORITIES

No.	2015-16 Strategic Priorities	Applicable
1.	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.	✓
2.	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.	✓
3.	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.	
4.	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.	
5.	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.	

COMMUNICATIONS

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

Planning and Building Services Report No. 03/17
Site Plan Control Approval
BK Cornerstone / Vortex Snow Removal Inc.
13405 Desro Drive
OUR FILE: D11 BK
February 14, 2017

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Enrico De Cecco, BA (Hons.), MCIP, RPP
Junior Planner

Prepared by:

Chad Jeffery, MA, MCIP, RPP
Manager, Planning Services/Senior Planner

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director of Planning and Building Services

Recommended by:

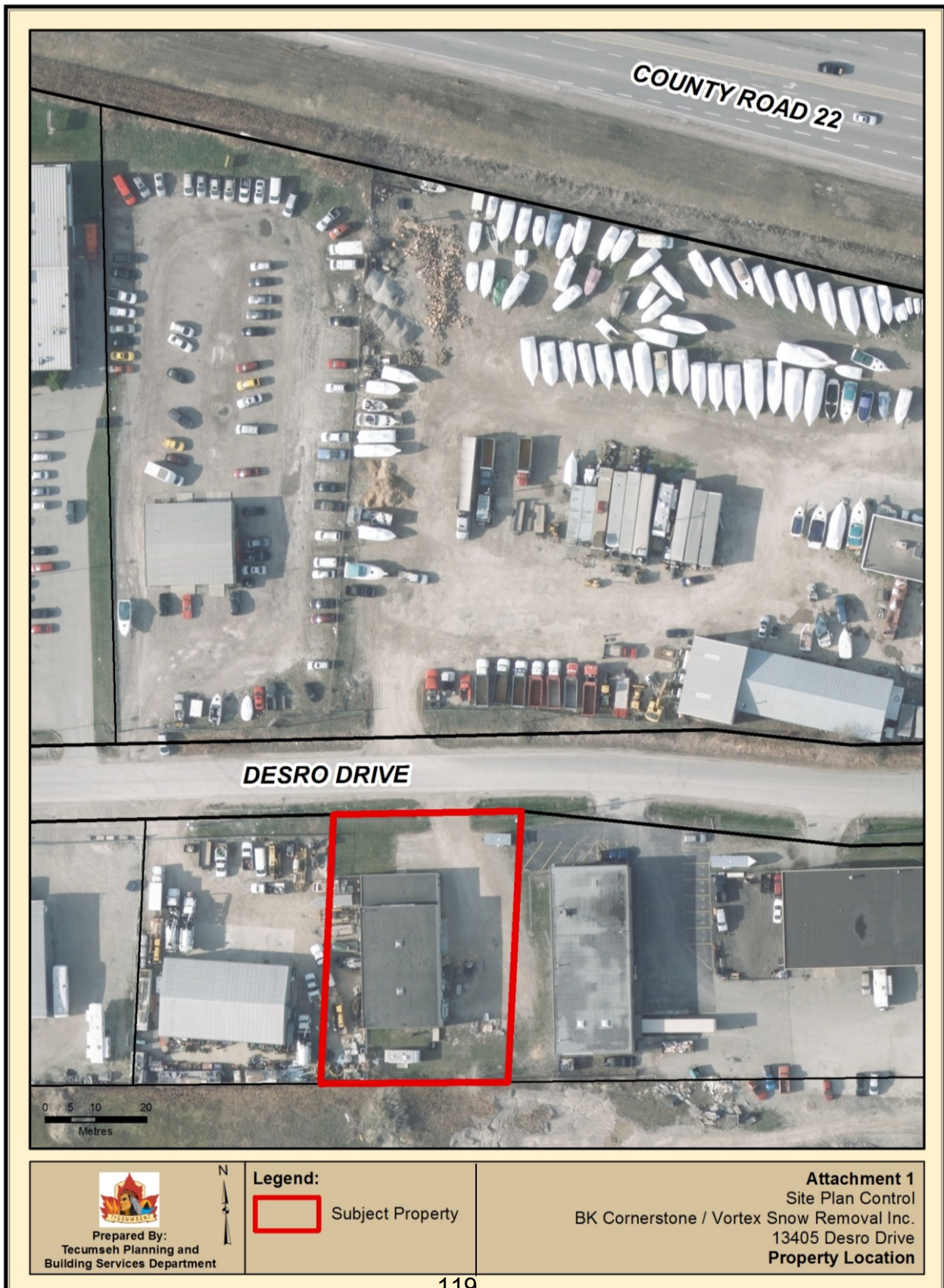
Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer


Attachment(s):

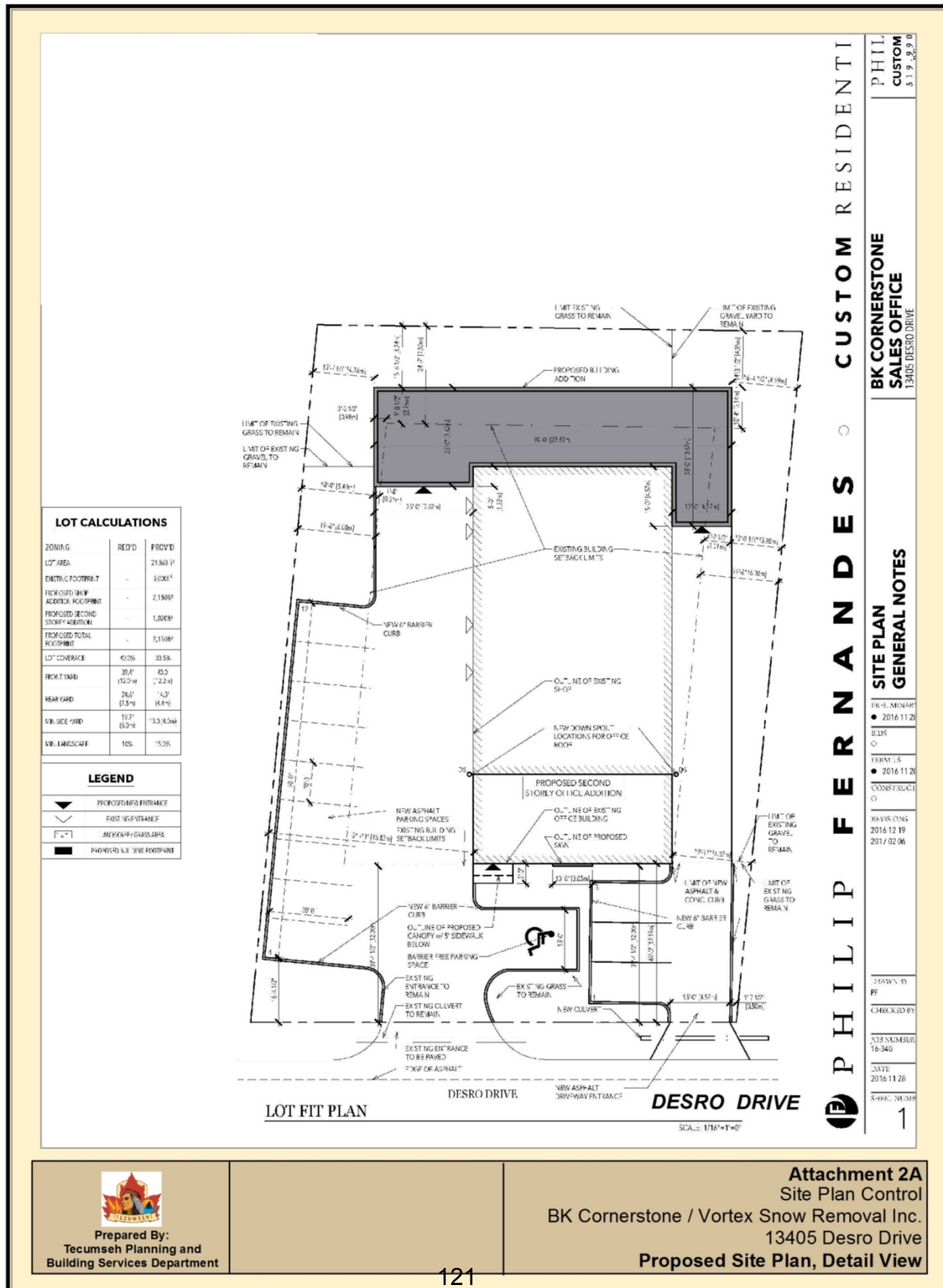
1. Property Location Map
2. Proposed Site Plan
- 2A. Proposed Site Plan, Detail View
3. Zoning Map

File Name (R:\SITE PLAN CONTROL APPLICATIONS\Site Plan Control Reports to Council\Planning Report 03-17 - D11 BK - 13405 Desro Drive - Site Plan Approval.docx)

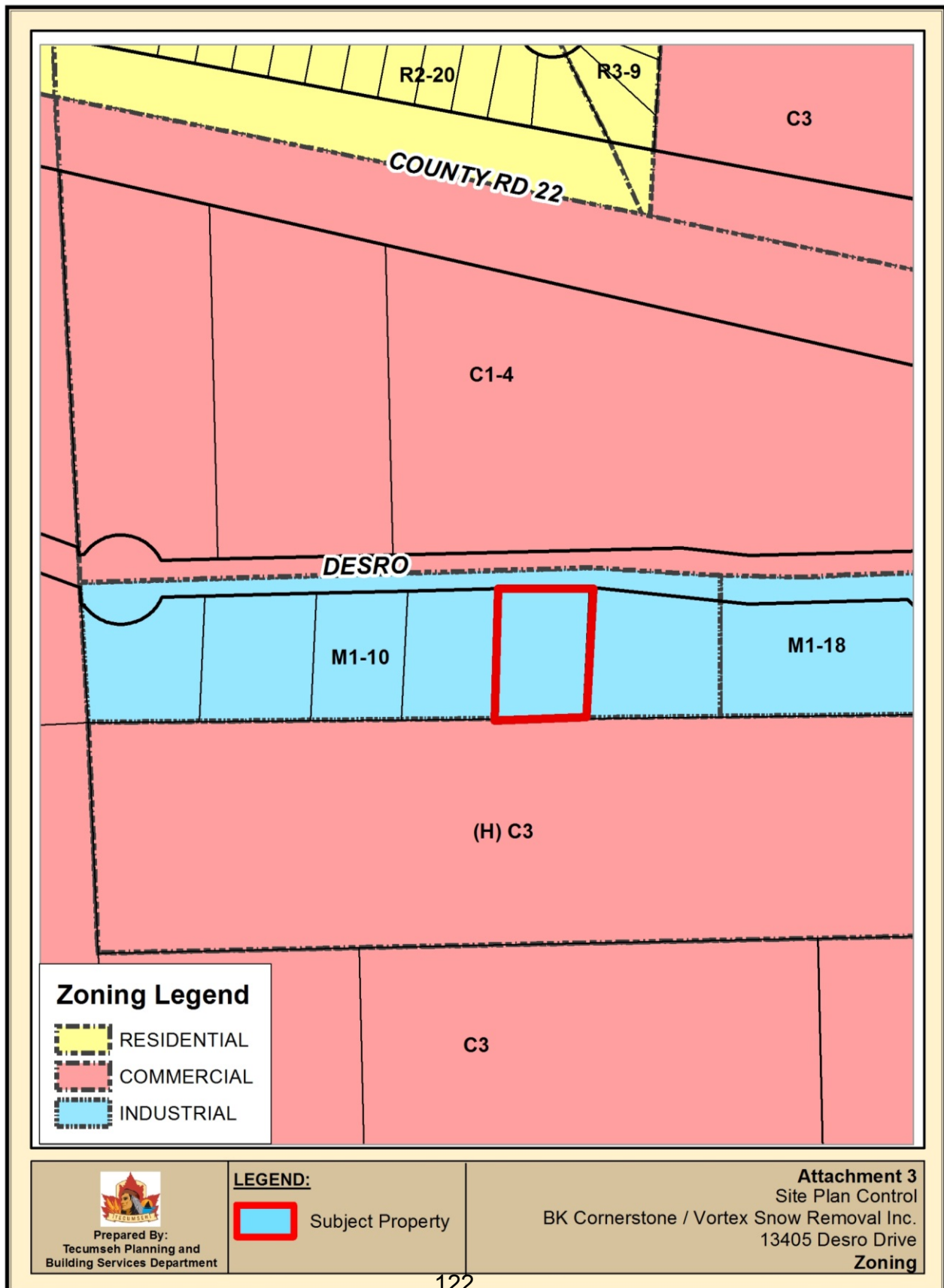
Planning and Building Services Report No. 03/17
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 BK Cornerstone / Vortex Snow Removal Inc.
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 <p>Prepared By: Tecumseh Planning and Building Services Department</p>		<p align="right">Attachment 2 Site Plan Control BK Cornerstone / Vortex Snow Removal Inc. 13405 Desro Drive Proposed Site Plan</p>
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Planning and Building Services Report No. 03/17
 Site Plan Control Approval
 BK Cornerstone / Vortex Snow Removal Inc.
 13405 Desro Drive
 OUR FILE: D11 BK
 February 14, 2017





**THE CORPORATION OF THE
TOWN OF TECUMSEH**

Planning and Building Services

Report No. 04/17

TO: Mayor and Members of Council

FROM: Michael Voegeli, Manager of Building Services, Chief Building Official

DATE OF REPORT: February 07, 2017

DATE TO COUNCIL: February 14, 2017

SUBJECT: 2016 Year End Permit Report

RECOMMENDATIONS

It is recommended that:

1. Planning and Building Services Report No. 04/17, "2017 Year End Permit Report", be received.

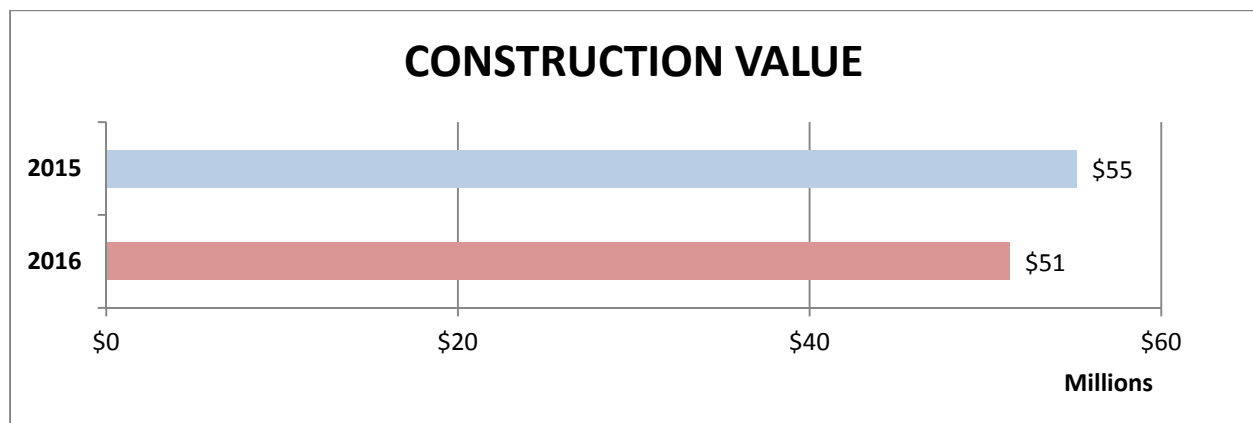
BACKGROUND

This Report summarizes the permits issued for 2016 (January-December) and compares the values of the same period of the previous year.

COMMENTS

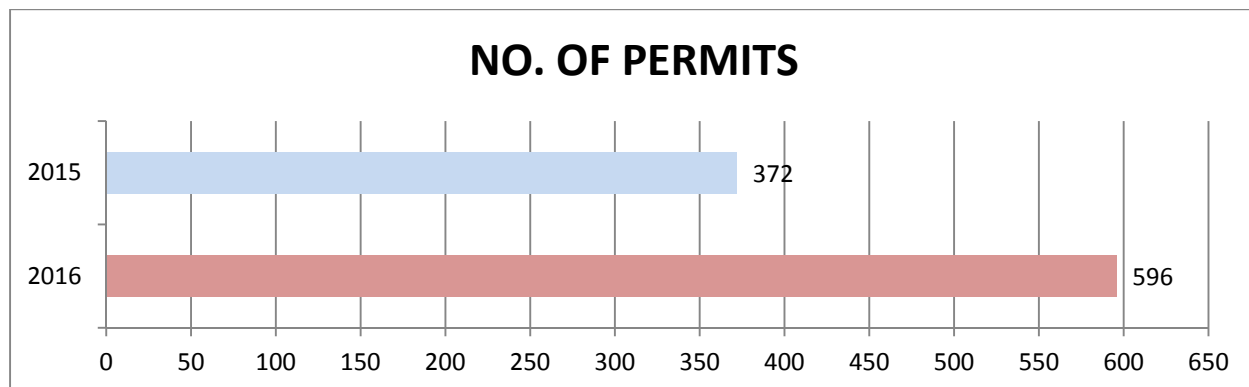
1. Construction Value:

The following chart summarizes the reported construction value of permits for the period. Construction value is reported at \$51,359,667 which is \$3,821,368 lower than the \$55,181,035 construction value reported last year.



2. Number of Permits:

The following chart summarizes the number of permits issued for the period. The number of permits is up by 224, partly due to the installation of a significant number of backwater valves.



3. Permit Types:

The following chart summarizes the number of permits issued by type for the period. A total of 100 new dwelling unit permits were issued, which resulted in 106 new residential units, compared to 106 new residential units for the same period in 2015.

Permit Activity		
Types of Permits	No of Permits	
	2016	2015
New Residential Buildings	50	43
New Multi-Residential Buildings	50 (56 Units)	2 (63 Units)
Residential Additions and Improvements	292	87
New Non-Residential Buildings	7	11
Non-Residential Additions and Improvements	51	67
Swimming Pools	41	35
Lot Grading	3	6
Fences	46	42
Signs	51	63
Demolitions	5	16
Totals	596	372

CONSULTATIONS

None.

FINANCIAL IMPLICATIONS

None.

LINK TO STRATEGIC PRIORITIES

No.	2015-16 Strategic Priorities	Applicable
1.	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.	
2.	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.	
3.	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.	
4.	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.	✓
5.	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.	

COMMUNICATIONS

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Michael Voegeli,
Manager, Building Services,
Chief Building Official

Reviewed by:

Brian Hillman, MA MCIP RPP
Director, Planning and Building Services

Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment(s):

mwv



THE CORPORATION OF THE TOWN OF TECUMSEH

Public Works & Environmental Services
Report No. 09/17

TO: Mayor and Members of Council

FROM: Dan Piescic, P.Eng., Director Public Works & Environmental Services

DATE OF REPORT: January 30, 2017

DATE TO COUNCIL: February 14, 2017

SUBJECT: Amendment to Refuse Control By-Law 2003-40

RECOMMENDATIONS

It is recommended that:

1. Public Works & Environmental Services Report No. 09/17 titled *Amendment to Refuse Control By-Law 2003-40*, be received; and that
2. Section I (23) of the Refuse Control By-Law be amended to exempt residents residing in rural areas (as defined in Schedule C) from the requirement to store domestic waste (garbage) in hard-sided containers by reinstating the use of a plastic bag as an approved container for domestic waste storage for curbside collection which shall come into force and take effect upon third and final reading of the amended by-law; and further that
3. Notice of the Refuse Control By-Law amendment be advertised in the Shoreline Week, Essex Free Press, as well as on the Town's website, social media and Town App.

BACKGROUND

By-law 2003-40, a by-law to establish and maintain a system for the collection and removal of garbage, recyclables, organics, or other refuse (Refuse Control By-law) was amended under By-law 2016-73 to eliminate the use of plastic bags as an approved container for refuse collection. Effective January 1, 2017, only rigid metal or plastic containers, or roll-outs, were deemed to be approved containers for garbage collection.

Since the by-law amendment, there have been a large number of complaints received by the Council and Administration from rural residents regarding the requirement for hard-sided containers. According to many rural residents, hard-sided containers are often blown into deep ditches by high winds and/or fast traveling vehicles and are subsequently difficult and hazardous to retrieve.

At the regular meeting of Council held January 24, 2017, Council directed Administration to provide a report to amend the Refuse Control By-law to limit hard-sided containers to the urban areas only and exclude the rural areas from said requirement (Motion: RCM-12/17).

COMMENTS

Based on the number of complaints received by Council and Administration from rural residents and subsequent to Council's request to amend the Refuse Control By-law to exclude rural residents from the requirement to store domestic waste (garbage) in hard-sided containers, Administration recommends that Section I, paragraph 23 of the Refuse Control By-law be amended as detailed below:

23. "Garbage Container" means:

(i) In urban areas only, as defined in Schedule C:

1. A rigid metal or plastic container having:
 - (a) external handles and watertight lid;
 - (b) a lid which is readily separable from the container;
 - (c) a capacity of not more than 125 L (33 gallons);
 - (d) an external height no greater than 100 centimeters (39 inches);
 - (e) an internal width or diameter no greater than the 50 centimeters (20 inches);
 - and
 - (f) a diameter at the top equal to or greater than the diameter at the bottom or;
2. A 340 L (90 gallon) Approved Roll-out Cart;
3. A properly covered metal Bulk Lift Container that is compatible with the collection equipment; or
4. Any other container as may be specified by the Director pursuant to Section II of this By-law.

(ii) In rural areas only, as defined in Schedule C:

1. A rigid metal or plastic container having:
 - (a) external handles and watertight lid;
 - (b) a lid which is readily separable from the container;
 - (c) a capacity of not more than 125 L (33 gallons);
 - (d) an external height no greater than 100 centimeters (39 inches);
 - (e) an internal width or diameter no greater than the 50 centimeters (20 inches);
 - and
 - (f) a diameter at the top equal to or greater than the diameter at the bottom or;
2. **A polyethylene or other plastic bag with a minimum thickness of 1.2 mil that can withstand a weight of 22.7 kilograms (50 pounds) without tearing, and measuring approximately 65 cm to 90 cm (26 in x 36 in) and properly sealed, having a tied top;**
3. A 340 L (90 gallon) Approved Roll-out Cart;
4. A properly covered metal Bulk Lift Container that is compatible with the collection equipment; or
5. Any other container as may be specified by the Director pursuant to Section II of this By-law.

Administration therefore recommends that:

1. Public Works & Environmental Services Report No. 09/17 titled *Amendment to Refuse Control By-Law 2003-40*, be received; and that
2. Section I (23) of the Refuse Control By-Law be amended to exempt residents residing in rural areas (as defined in Schedule C) from the requirement to store domestic waste (garbage) in hard-sided containers by reinstating the use of a plastic bag as an approved container for domestic waste storage for curbside collection; and further that

3. Notice of the Refuse Control By-Law amendment be advertised in the Shoreline Week, Essex Free Press, as well as on the Town's website, social media and Town App.

It is recommended that the proposed amendment to the Refuse Control By-Law, to exempt residents residing in rural areas (as defined in Schedule C) from the requirement to store domestic waste (garbage) in hard-sided containers by reinstating the use of a plastic bag as an approved container for domestic waste storage for curbside collection, come into force and effect following third and final reading of said by-law.

CONSULTATIONS

Director Financial Services & Treasurer
Director Corporate Services & Clerk

FINANCIAL IMPLICATIONS

There may be modest cost savings to the Town arising from this recommended amendment to the Refuse Control By-Law. Administration will engage WDS in future discussions respecting possible cost reductions.

The cost of advertising the change to the by-law will be funded from the Public Works & Environmental Services Budget.

LINK TO STRATEGIC PRIORITIES

No.	2015-16 Strategic Priorities	Applicable
1.	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.	✓
2.	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.	✓
3.	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.	✓
4.	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.	✓
5.	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.	✓

COMMUNICATIONS

Not applicable ☐

Website ☒ Social Media ☒ News Release ☒ Local Newspaper ☒

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Cheryl Curran, BES
Clerk I – Administrative Clerk

Reviewed by:

Dan Piescic, P.Eng.
Director Public Works & Environmental
Services

Reviewed by:

Laura Moy, Dipl. M.M., HR Professional
Director Corporate Services & Clerk

Reviewed by:

Luc Gagnon, CPA, CA, BMath
Director Financial Services & Treasurer

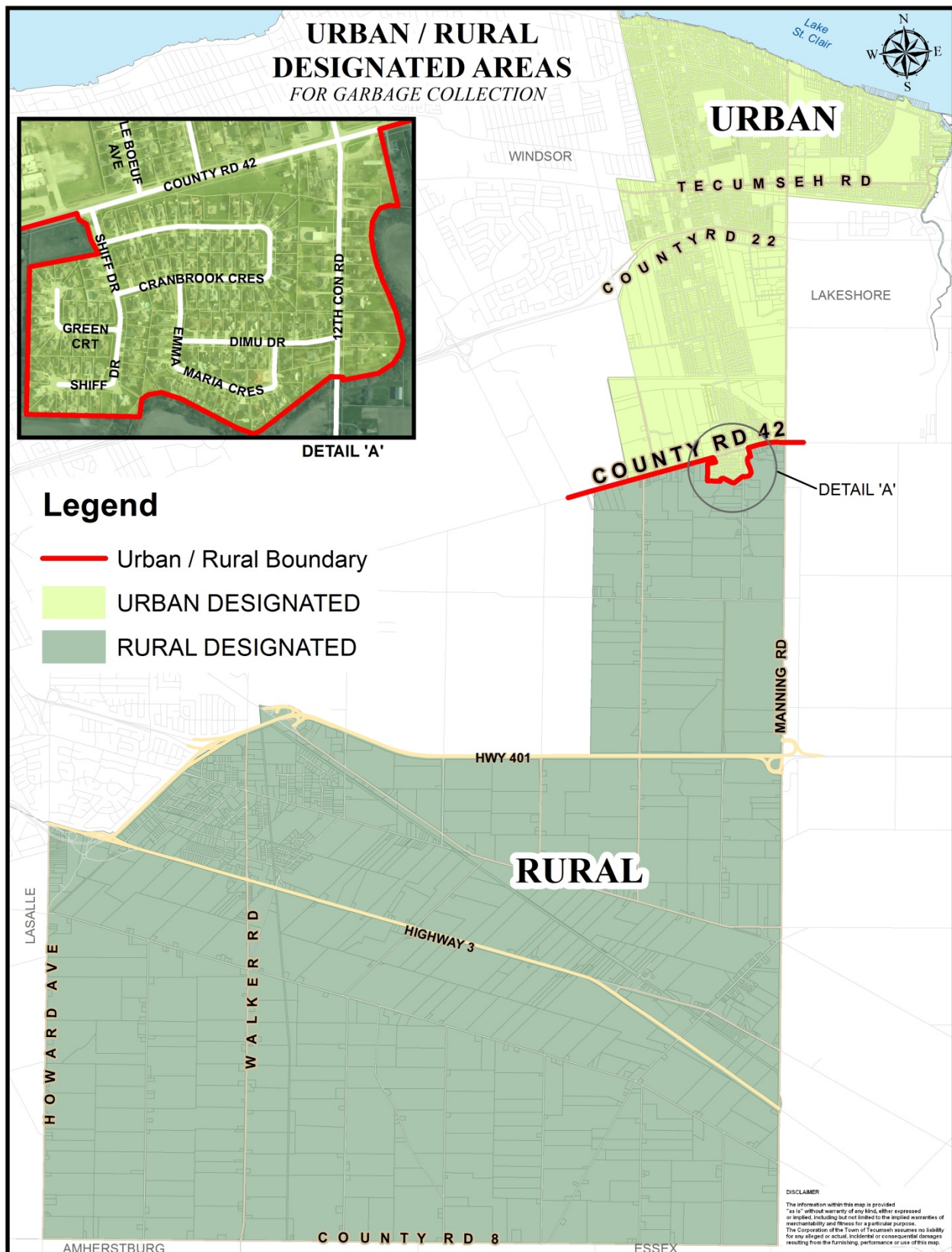
Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachments:

1. Amendment to By-Law 2003-40 Schedule C: Urban/Rural Designated Areas for Garbage Collection

AMENDMENT TO BY-LAW 2003-40 SCHEDULE C



THE CORPORATION OF THE TOWN OF TECUMSEH

BY-LAW NUMBER 2017-05

Being a by-law to amend By-law No. 2003-40 which establishes a system for the collection and removal of garbage, recyclables, organics, or other refuse

WHEREAS pursuant to Section 11 of the Municipal Act, S.O. 2001, c.25, a single tier municipality may pass a by-law within the waste management sphere of jurisdiction for the collection of Waste;

AND WHEREAS the Essex-Windsor Waste Management Master Plan provides that it is the policy of Essex-Windsor to continually investigate and implement alternative ways and means of Waste reduction and to pursue in conjunction with appropriate agencies and Area Municipalities, active public education programs to this end;

AND WHEREAS the Town of Tecumseh recognizes the need to divert materials from the Regional Landfill Site through Waste reduction, reuse and recycling;

AND WHEREAS it is advisable to regulate the collection of certain classes of Waste and to regulate certain other classes of Waste, including Recyclable Material and compostable material, to be collected by the Town of Tecumseh;

AND WHEREAS this By-law No. 2003-40 was adopted by the Council of The Corporation of the Town of Tecumseh 10th day of June 2003 and Council is desirous of amending By-law No. 2003-40.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF TECUMSEH ENACTS AS FOLLOWS:

1. **THAT** the definition of "Garbage Container" in Section 1 Paragraph 23 of By-law No. 2003-40 be repealed and replaced with the following definition:

"Garbage Container" means:

(i) In urban areas only, as defined in Schedule C:

1. A rigid metal or plastic container having:
 - (a) external handles and a watertight lid;
 - (b) a lid which is readily separable from the container;
 - (c) a capacity of not more than 125 L (33 gallons);
 - (d) an external height no greater than 100 centimeters (39 inches);
 - (e) an internal width or diameter no greater than 50 centimeters (20 inches); and
 - (f) a diameter at the top equal to or greater than the diameter at the bottom; or
2. A 340 L (90 gallon) Approved Roll-out Cart;
3. A properly covered metal Bulk Lift Container that is compatible with the collection equipment; or
4. Any other container as may be specified by the Director Pursuant to Section II of this By-law.

(ii) In rural areas only, as defined in Schedule C:

1. A rigid metal or plastic container having:
 - (a) external handles and a watertight lid;
 - (b) a lid which is readily separable from the container;
 - (c) a capacity of not more than 125 L (33 gallons);
 - (d) an external height no greater than 100 centimeters (39 inches);
 - (e) an internal width or diameter no greater than 50 centimeters (20 inches); and
 - (f) a diameter at the top equal to or greater than the diameter at the bottom; or
2. A polyethylene or other plastic bag with a minimum thickness of 1.2 mil that can withstand a weight of 22.7 kilograms (50 pounds) without tearing, and measuring approximately 65 cm to 90 cm (26 in x 36 in) and properly sealed, having a tied top;
3. A 340 L (90 gallon) Approved Roll-out Cart;
4. A properly covered metal Bulk Lift Container that is compatible with the collection equipment; or
5. Any other container as may be specified by the Director Pursuant to Section II of this By-law.

- 2. **THAT** Schedule C be appended to By-law No. 2003-40 as attached hereto and forming part of this by-law as Schedule A.
- 3. **THAT** this By-law shall take effect from the date of passage by Council and shall come into force and take effect upon third and final reading of this By-law.

READ a first, second, and third time, and finally passed this 14th day of February, 2017.

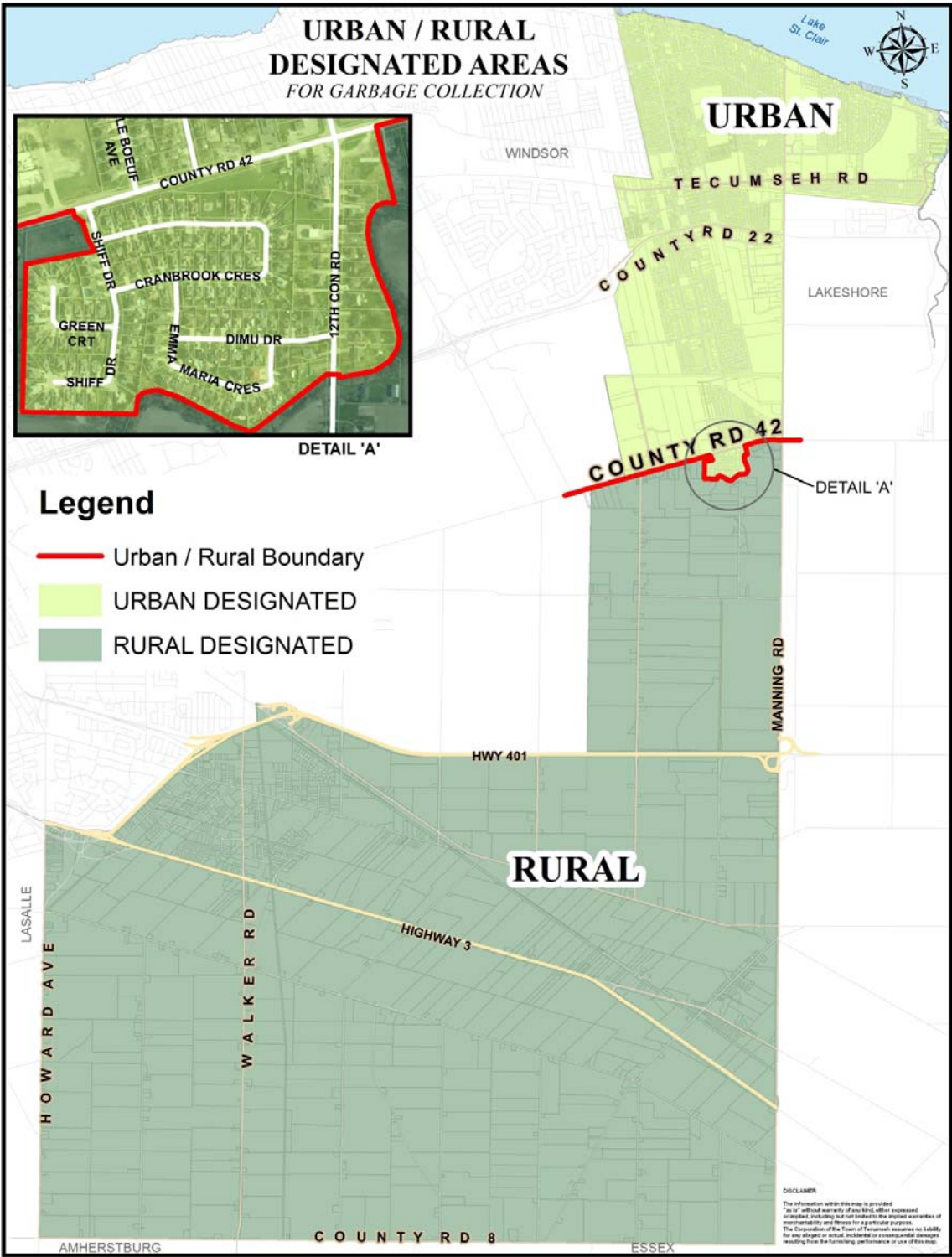
“SEAL”

Gary McNamara, Mayor

Laura Moy, Clerk

SCHEDULE A

Schedule C
By-law No. 2003-40



UNFINISHED REGULAR COUNCIL BUSINESS

	Meeting Date	Resolution	Subject	Action/Direction	Depart.	Status/Action Taken
20/14	Dec 9, 2014		County Rd 34 Hamlet	Administration is asked to look into property ownership and to work with the owners on opportunities for alternate service arrangements.	PWES/ Clerks	In progress
5/16	Nov 8, 2016	RCM 390/16	Traffic Study	That a traffic count be conducted for the intersection of Cada Street and St. Gregory's Road to determine if it warrants the installation of a crosswalk.	PWES	Scheduled for Spring 2017

Meeting Date: February 14, 2017

THE CORPORATION OF THE TOWN OF TECUMSEH

BY-LAW NUMBER 2017-06

Being a by-law to confirm the proceedings of the
February 14, 2017 regular meeting of the Council
of The Corporation of the Town of Tecumseh

WHEREAS pursuant to Section 5(1) of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, the powers of a municipality shall be exercised by its Council; and

WHEREAS pursuant to Section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 8 of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the Town of Tecumseh at this Session be confirmed and adopted by by-law.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF TECUMSEH ENACTS AS FOLLOWS:

1. **THAT** the actions of the Council of The Corporation of the Town of Tecumseh in respect of all recommendations in reports and minutes of committees, all motions and resolutions and all other action passed and taken by the Council of The Corporation of the Town of Tecumseh, documents and transactions entered into during the **February 14, 2017**, meeting of Council, are hereby adopted and confirmed, as if the same were expressly embodied in this By-law.
2. **THAT** the Mayor and proper officials of The Corporation of the Town of Tecumseh are hereby authorized and directed to do all the things necessary to give effect to the action of the Council of The Corporation of the Town of Tecumseh during the said **February 14, 2017**, meeting referred to in paragraph 1 of this By-law.
3. **THAT** the Mayor and the Clerk are hereby authorized and directed to execute all documents necessary to the action taken by this Council as described in Section 1 of this By-law and to affix the Corporate Seal of The Corporation of the Town of Tecumseh to all documents referred to in said paragraph 1.

Read a first, second and third time and finally passed this 14th day of February, 2017.

Gary McNamara, Mayor

"SEAL"

Laura Moy, Clerk