

Public Meeting of Council

Minutes

Date: Tuesday, February 11, 2020
Time: 5:00 pm
Location: Tecumseh Arena - Horwood Room, 1st Floor
12021 McNorton Street
Tecumseh, ON N8N 3C7

Present:

Mayor, Gary McNamara
Deputy Mayor, Joe Bachetti
Councillor, Bill Altenhof
Councillor, Andrew Dowie
Councillor, Brian Houston
Councillor, Tania Jobin

Absent:

Councillor, Rick Tonial

Also Present:

Chief Administrative Officer, Margaret Misk-Evans
Director Parks & Recreation Services, Paul Anthony
Director Public Works & Environmental Services, Phil Bartnik
Director Fire Services & Fire Chief, Wade Bondy
Director Planning & Building Services, Brian Hillman
Director Financial Services & Chief Financial Officer, Tom Kitsos
Director Corporate Services & Clerk, Laura Moy
Manager Committee & Community Services, Christina Hebert
Manager Planning Services, Chad Jeffery
Manager Strategic Initiatives, Lesley Reeves

A. Roll Call

B. Call to Order

The Mayor calls the meeting to order at 5:09 pm.

C. Disclosure of Pecuniary Interest

Deputy Mayor Joe Bachetti declares a pecuniary interest in the subject of Official Plan and Zoning By-law Amendment applications. His parents own property within this application vicinity.

D. Introduction and Purpose of Meeting

The purpose of the second public meeting is to receive comments on the revised **Official Plan and Zoning Bylaw amendment applications** for the 0.66 hectare (1.63 acre) **parcel of land located on the northeast corner of the County Road 42 and Lesperance Road intersection**. The subject property is currently designated "Neighbourhood Commercial" in the Sandwich South Official Plan. The revised Official Plan amendment application proposes to redesignate the subject property to a "Medium Density Residential" designation with a site-specific policy that would allow for the construction of a residential development consisting of four six-unit, three-storey multi-unit dwellings, for a total of 24 dwelling units. The purpose of the associated Zoning By-law amendment was to change the zoning pertaining to the subject property from "General Commercial Zone (C1)" to a site-specific "Residential Zone 2 (R2)" to permit the proposed residential uses and establish site-specific zone provisions, such as minimum yard depths and height.

This second public meeting is to review the revised proposal and to summarize how issues identified at the first public meeting are proposed to be addressed.

E. Delegations

The Manager Planning Services provides an overview of the original proposal for the subject property and the concerns raised at the first Public Meeting, held on September 25, 2018, regarding traffic. In addition, he explains the comments provided by the County of Essex Infrastructure Services (IS) regarding access to the subject property.

As a result, a new proposal has been submitted for a residential development for the entire property which includes four six-unit, three-storey dwellings for a total of twenty-four (24) dwelling units. The commercial component has been removed from the proposal. The revised proposal includes an access drive that meets the IS's requirements.

He advises that the proposal has been reviewed with respect to traffic impact and servicing by the Town's consultants and no concerns have been identified. Furthermore, there are no adverse impacts with respect to compatibility with the surrounding land uses. The setbacks will not impact the abutting properties.

1. Jeff Sylvestre, James Sylvestre Enterprises 2003

Jeff Sylvestre conveys James Sylvestre Enterprises 2003 supports the proposed development and only concern is with respect to the capacity of the sanitary sewers. He suggests the work be done in phases if the sanitary sewers will be experiencing more flow than originally anticipated.

The Director Public Works & Environmental Services advises he met with Mr. Sylvestre last week and the County of Essex is looking to twin the sanitary sewers, which is timely as the Town is updating the sanitary sewer model to

ensure sufficient servicing to adjacent lands. He notes with respect to the subject property there will be an analysis provided with the next Planning report to Council with further recommendations.

Manager Committee & Community Services Christina Hebert joined the meeting at 5:08 pm.

F. Communications

1. Notice of Public Meeting No. 2
Re: Proposed Official Plan Amendment and Zoning By-Law Amendment

2. County of Essex Letter dated January 31, 2020
Re: Proposed Official Plan Amendment and Zoning By-Law Amendment, 2023324 Ontario Inc., Part Lot 152, Concession 3, Parts 2 & 3, 12R-20271, Municipal No. 12300, North Side of County Road No. 42

Motion: PCM - 10/20

Moved By Councillor Brian Houston

Seconded By Councillor Tania Jobin

That Communications - For Information 1 and 2 as listed on the Tuesday, February 11, 2020 Public Council Meeting Agenda, **be received**.

Carried

G. Reports

1. PBS-2020-06 D19 BASHI, Results of Public Meeting No. 1 and Proposed Revisions to Applications

Motion: PCM - 11/20

Moved By Councillor Bill Altenhof

Seconded By Councillor Andrew Dowie

That PBS-2020-06, Results from Public Meeting No. 1 and Proposed Revisions to Applications, Proposed Official Plan Amendment and Zoning By-Law Amendment, F&S Enterprises Multi-Unit Residential Development, 12300 County Road 42, **be received**;

And further that, subject to the input received during the second public meeting, draft Official Plan Amendment and Zoning By-law Amendment documents **be prepared** for consideration for adoption at a future Regular Council Meeting.

Carried

H. Adjournment

Motion: PCM - 12/20

Moved By Councillor Brian Houston

Seconded By Councillor Bill Altenhof

That there being no further business, the Tuesday, February 11, 2020 meeting of the Public Council Meeting **be adjourned** at 5:25 pm.

Carried

Gary McNamara, Mayor

Laura Moy, Clerk