

Public Meeting of Council

Minutes

Date: Tuesday, January 26, 2021
Time: 5:00 pm
Location: Electronic meeting live streamed at:
<https://video.isilive.ca/tecumseh/live.html>.

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

Also Present: Chief Administrative Officer, Margaret Misek-Evans
Director Parks & Recreation Services, Paul Anthony
Director Public Works & Environmental Services, Phil Bartnik
Director Fire Services & Fire Chief, Wade Bondy
Director Information & Communication Services, Shaun Fuerth
Director Planning & Building Services, Brian Hillman
Director Corporate Services & Clerk, Laura Moy
Deputy Clerk & Manager Legislative Services, Jennifer

Alexander

Manager Planning Services, Chad Jeffery
Manager Strategic Initiatives, Lesley Reeves
Deputy Treasurer & Tax Collector, Zora Visekruna

A. Roll Call

B. Call to Order

The Mayor calls the meeting to order at 5:00 pm.

C. Disclosure of Pecuniary Interest

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

D. Introduction and Purpose of Meeting

The purpose of the meeting is to hear public comment on the Town's Draft New Official Plan, pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

The Director Planning and Building Services, Brian Hillman, and Manager Planning Services, Chad Jeffery, present report PBS-2021-01 Town of Tecumseh New Official Plan, Results of Public Information Centres.

The Director Planning and Building Services summarizes the purpose of the Official Plan which is a significant planning policy document required pursuant to the *Planning Act*.

The Manager Planning Services explains the virtual consultation process undertaken as a result of COVID-19 and provincial orders against public gatherings, and the implementation of electronic Public Information Centers (PIC). The PICs provided opportunity to engage with the public and key stakeholders from a broad spectrum of the community. Public comments are outlined in the report appended to the agenda. He explains the next steps in the planning process for approval of the Draft New Official Plan.

E. Delegations

1. Joe Iwaniw, President of 2178817 Ontario Inc.

Mr. Joe Iwaniw requests clarification on his property at 1106 Laramie, which is currently light industrial and asks that some of those uses continue to be permitted along with some commercial, as referenced in the Draft New Official Plan (OP). The Manager Planning Services explains the uniqueness of Mr. Iwaniw's property and what is permitted and references the planning report wherein a flexible approach is recommended for the property.

2. Josette Eugeni, Resident

Jeff Sylvestre and Josette Eugeni request that the OP be revised to expand the southerly limit of the Tecumseh North Settlement Area so that it includes land they own south of County Road 42. Mrs. Eugeni raises the concept of "horse trading" of lands between separate settlement areas and notes the use of package treatment plants are not supported. She further notes that some lands outside of the current recommended Maidstone Hamlet Settlement Area could be removed from that settlement area in lieu of their lands south of County Road 42 being added to the Tecumseh North Settlement Area. The Director Planning and Building Services addresses these concerns as indicated in the report appended on the agenda. He notes the OP does not address horse trading as it is addressed at the County level.

Ms. Eugeni raised concerns with the matter of restoration overlay as it relates to drains and routine maintenance. Specifically, she disagrees with the approach of municipal drains and buffers connecting natural heritage areas. The Director explains the overall concept and recognizes revisions are required.

In response to an inquiry, the Director clarifies the designation and objectives of Natural Heritage features particularly in relation to allowing limited passive parks use such as trails and the issue of parkland dedication in relation to the *Planning Act*.

3. Judy Robson, Resident

Judy Robson expresses gratitude to the Town for its efforts with the virtual Public Information Centres and public engagement on this matter. She indicates several concerns including: The Ontario Municipal Board 2018 decision on the distinction between the meaning of Community and Municipality; municipally owned lands situated between Highway 3 and McCord Drive; the prohibition of greenhouse facilities for the growing of cannabis in hamlet areas; precise completion date for the Oldcastle Hamlet Special Planning Study; a pedestrian crosswalk at Highway 3 and Oldcastle Road; and timing on the adoption of a new Zoning By-law. Ms. Robson has filed her speaking notes with the Clerk.

The Director indicates that the report clarifies these concerns which is appended to the agenda. He clarifies that there is no proposal to have cannabis growing facilities in any of the settlement areas on Business Park lands. The Director notes that there is a commitment by way of specific policy in the Official Plan regarding the lands designated Future Development in Oldcastle and the need for further study to ensure that appropriate land use designations are applied to these lands upon completion of the study.

4. Perry Burford, Resident

Mr. Perry Burford, a member of the Friends of Oldcastle Development Group, strongly opposes the municipally owned parcel of land located between Highway 3 and McCord Drive, being sold. He explains that this land should be reserved for community use such as a library or community centre.

The Director acknowledges that the lands are proposed to be designated Commercial in the New OP and that Council direction on the preferred path forward will be required.

The Mayor opens the floor for any further questions. There are no further questions raised from the delegations.

Members speak to the idea of this municipal property remaining in the Community Facility designation. The Director explains the historical community interest expressed with this land for commercial development. The CAO and Mayor note that this is a public meeting to hear input and that decisions of Council on matters will not be made at this meeting.

A Member requests to include comments on equity and inclusivity in the New Official Plan. The Manager Planning Services acknowledged that this issue had been raised by others during the virtual PIC and that appropriate wording would be incorporated into the OP.

It is suggested that future park development within the Town include a more naturalist approach to reduce maintenance and to seek sustainable

energy opportunities. The Director advises that the Parks and Recreation Master Plan, which is under review, is the more appropriate place for these types of detailed parks design considerations to be developed.

The Manager Planning Services indicates that the Climate Change and Energy policies included in the Draft New Official Plan are quite comprehensive; and that the County of Essex and the Essex Region Conservation Authority have been consulted on them.

In reponse to an inquiry regarding a common façade in commercial development, the Manager advises that urban design/architectural principles are outlined in the OP from a policy perspective, with the option to develop more specific Architectural Design Guidelines in the future.

F. Communications

1. Notice of Virtual / Electronic Public Meeting for Tecumseh Draft New Official Plan dated January 4, 2021

Re: Notice of virtual / electronic public meeting to comment on the Town's Draft New Official Plan

2. Sue Rau dated November 12, 2020

Re: Official Plan

Motion: PCM - 01/21

Moved By Councillor Rick Tonial

Seconded By Councillor Brian Houston

That Communications - For Information 1 and 2 as listed on the Tuesday, January 26, 2021 Public Council Meeting Agenda, **be received**.

Carried

G. Reports

1. PBS-2021-01 Town of Tecumseh New Official Plan, Results of Public Information Centres

Motion: PCM - 02/21

Moved By Deputy Mayor Joe Bachetti

Seconded By Councillor Tania Jobin

That Report PBS-2021-01 Town of Tecumseh Draft New Official Plan, September 2020, Results of Public Information Centres, **be received**;

And that "Next Steps in the New Official Plan Process" as outlined in Report PBS-2021-01, **be authorized**.

Carried

H. Adjournment

Motion: PCM - 03/21

Moved By Councillor Bill Altenhof

Seconded By Councillor Rick Tonial

That there being no further business, the Tuesday, January 26, 2021 meeting of the Public Council Meeting **be adjourned** at 6:49 pm.

Carried

Gary McNamara, Mayor

Laura Moy, Clerk