

## **Regular Meeting of Council**

### **Minutes**

Date: Tuesday, May 11, 2021  
Time: 7:00 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 Financial Services & Chief Financial Officer, Tom Kitsos  
Director Corporate Services & Clerk, Laura Moy  
Deputy Clerk & Manager Legislative Services, Jennifer Alexander  
Manager Strategic Initiatives, Lesley Reeves

#### **A. Roll Call**

#### **B. Order**

The Mayor calls the meeting to order at 7:00 pm.

#### **C. Report Out of Closed Meeting**

There was no closed meeting scheduled.

#### **D. Moment of Silence**

The Moment of Silence is waived in light of the electronic holding of this meeting.

#### **E. National Anthem**

The National Anthem is waived in light of the electronic holding of this meeting.

**F. Disclosure of Pecuniary Interest**

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

**G. Minutes**

1. **Regular Council Meeting - April 27, 2021**
2. **Public Council Meeting - April 27, 2021 - Zoning By-law Amendment 3425 11th Concession**
3. **Public Council Meeting - April 27, 2021 - Zoning By-law Housekeeping Amendment**

**Motion: RCM - 143/21**

Moved by Councillor Rick Tonial

Seconded by Deputy Mayor Joe Bachetti

**That** the minutes of the April 27, 2021 Regular Meeting of Council, the minutes of the April 27, 2021 Public Meetings of Council regarding 3425 11th Concession and Zoning By-law Housekeeping Amendment, as were duplicated and delivered to the members, **be adopted**.

Carried

**H. Delegations**

There are no delegations presented to Council.

**I. Communications - For Information**

1. **Town of South Bruce Peninsula dated April 23, 2021**  
Re: Lottery Licensing
2. **City of Cambridge dated April 1, 2021**  
Re: Request for Paid Sick Leave
3. **Town of Shelbourne dated April 27, 2021**  
Re: Request for Paid Sick Leave
4. **LEA Consulting Inc. dated April 28, 2021**  
Re: Notice of Study - Detail Design Services for the Rehabilitation of the Highway 401, Lakeshore Road 103 Underpass and Concession Road 8 Underpass
5. **Township of Scugog dated April 28, 2021**  
Re: Bus Stops at Dead End Roads
6. **Town of Tecumseh dated April 29, 2021**  
Re: Notice of Intention to Remove Holding "H" Zone Symbol

**7. Windsor International Airport dated April 26, 2021**

Re: NAV Canada Aeronautical Study at Windsor International Airport

**8. Town of Amherstburg dated May 3, 2021**

Re: Regional Food and Organic Waste Management Program

**9. Town of Amherstburg dated May 3, 2021**

Re: Request for Funding for Tree Planting in Windsor-Essex County

**10. Town of Amherstburg dated May 3, 2021**

Re: Planning Act Timelines

**11. Municipality of Calvin dated May 4, 2021**

Re: National Three-Digit Suicide and Crisis Hotline

**12. Municipality of Leamington dated May 5, 2021**

Re: Advocacy for Reform Municipal Freedom of Information and Protection of Privacy Act

**13. Town of East Gwillimbury dated April 21, 2021**

Re: Submissions of the Town of East Gwillimbury Health Canada Consultation on Guidance on Personal Production of Cannabis for Medical Purposes

**14. Municipality of Calvin dated April 27, 2021**

Re: Ontario fire department infrastructure deficit

**Motion: RCM - 144/21**

Moved by Councillor Tania Jobin

Seconded by Councillor Bill Altenhof

**That** Communications - For Information 1 through 14 as listed on the Tuesday, May 11, 2021 Regular Council Agenda, **be received**.

Carried

**J. Communications - Action Required**

There are no communications- action required.

**K. Committee Minutes**

There are no committee minutes presented to Council.

**L. Reports****1. Planning & Building Services**

- a. PBS-2021-20 Site Plan Control Agreement-1230839 Ontario Limited/Brouillette Manor Nursing Home - 11900 Brouillette Court

**Motion: RCM - 145/21**

Moved by Councillor Bill Altenhof

Seconded by Councillor Andrew Dowie

**That** a by-law authorizing the execution of the “1230839 Ontario Limited”/Brouillette Manor Long Term Care Home site plan control agreement, satisfactory in form to the Town’s Solicitor, which agreement facilitates the phased development of a new 5408 square metre (58,211 square foot), 96-bed long-term care facility, the demolition of the existing 1,935 square metre (20,828 square foot) 60-bed long-term care facility and the addition of new associated parking areas, landscaped areas and on-site services/works on the 1.92 hectare (4.74 acre) parcel of land located between Brouillette Court and County Road 22, approximately 100 metres (328 feet) west of Shawnee Road (11900 Brouillette Court), **be adopted**, subject to the following occurring prior to the Town’s execution of the Agreement:

- i.) the Owner executing the site plan control agreement; and
- ii) the Owner posting security for performance pursuant to paragraph 6.1 of the agreement.

**And that** the execution of such further documents as are called for by the site plan control agreement approved above including, but not limited to, the execution of the acknowledgement/direction required to register the site plan control agreement on title to the lands and such other acknowledgements/directions for any related transfers or real property registrations contemplated by the site plan control agreement, by the Mayor and Clerk, **be authorized**;

**And further that** a by-law having the effect of amending the Tecumseh Zoning By-law 1746 for a portion of the 1.92 hectare (4.74 acre) property located on the south side of Brouillette Court (11900 Brouillette Court), by rezoning the property from “Holding – Community Facility Zone (H)CF” to “Community Facility Zone (CF)” in keeping with PBS-2021-20, **be adopted** in accordance with the provisions of the *Planning Act*.

Carried

- b. PBS-2021-21 Site Plan Control Agreement - Demeter Developments Inc. - 11941 Tecumseh Road

**Motion: RCM - 146/21**

Moved by Councillor Rick Tonial

Seconded by Councillor Brian Houston

**That** a by-law authorizing the execution of the “Demeter Developments Inc.” site plan control agreement, satisfactory in form to the Town’s Solicitor, which allows for the development of a four-storey apartment building consisting of 38 dwelling units and associated parking, landscaping and on-site services/works on a 0.43 hectare (1.06 acre) parcel of land situated on the south side of Tecumseh Road, approximately 80 metres west of its intersection with Shawnee Road (11941 Tecumseh Road), **be adopted**, subject to the following occurring prior to the Town’s execution of the Agreement:

- i) final stormwater management design and stormwater management calculations, and associated site service drawings being approved by the Town;
- ii) the Owner executing the site plan control agreement; and
- iii) the Owner posting security for performance pursuant to paragraph 6.1 of the agreement;

**And that** the execution of such further documents as are called for by the site plan control agreement approved above including, but not limited to, the execution of the acknowledgement/direction required to register the site plan control agreement on title to the lands and such other acknowledgements/directions for any related transfers or real property registrations contemplated by the site plan control agreement, by the Mayor and Clerk, **be authorized**.

Carried

- c. PBS-2021-22 Financial Incentive Program Grant Application - Tecumseh Road Main Street Community Improvement Plan - Demeter Developments Inc. - 11941 Tecumseh Road - Development Charges Grant Program

**Motion: RCM - 147/21**

Moved by Councillor Tania Jobin

Seconded by Councillor Brian Houston

**That** the Grant Application for the Tecumseh Road Main Street Community Improvement Plan (CIP) Financial Incentive Program, for the property located at 11941 Tecumseh Road (Roll No. 374402000000700), **be deemed eligible and approved** for the Development Charges Grant Program in the amount of \$100,000 in relation to the construction of a four-storey, 38-unit apartment building proposed for the subject property,

all of which is in accordance with Section 11.3 (5) of the CIP and with PBS-2021-22;

**And that** the construction timeline requirement for the proposed development **be extended** from one year to two years, in accordance with Section 11.3 (5) of the CIP and with PBS-2021-22.

Carried

- d. PBS-2021-23 Financial Incentive Program Grant Application - Tecumseh Road Main Street Community Improvement Plan - Demeter Developments Inc. - 11941 Tecumseh Road

**Motion: RCM - 148/21**

Moved by Councillor Brian Houston

Seconded by Councillor Rick Tonial

**That** the Grant Application for the Tecumseh Road Main Street Community Improvement Plan (CIP) Financial Incentive Program, for the property located at 11941 Tecumseh Road (Roll No. 374402000000700), **be deemed eligible and approved** for the Building and Property Improvement Grant Program, the amount of which will be determined based upon the incremental increase in the municipal portion of property tax that results from the works being completed in relation to the construction a four-storey, 38-unit apartment building proposed for the subject property, all of which is in accordance with Section 11.3 (5) of the CIP and with PBS-2021-23;

**And that** the construction timeline requirement for the proposed development **be extended** from one year to two years, in accordance with Section 11.3 (5) of the CIP and with PBS-2021-23.

Carried

**2. Public Works & Environmental Services**

- a. PWES-2021-19 2020 Bridge and Culvert Needs Study

**Motion: RCM - 149/21**

Moved by Councillor Tania Jobin

Seconded by Councillor Bill Altenhof

**That** Report PWES-2021-19 2020 Bridge and Culvert Needs Study (Structures with Spans > 3.0m) **be received**;

**And that** the recommendations contained within the 2020 Bridge & Culvert Needs Study (Structures with Spans > 3.0m) **form the basis for prioritizing** projects when completing the annual Public Works & Environmental Services Capital Works Plan.

Carried

- b. PWES-2021-22 Manning Road Pump Station, Fish Pond Inlet Erosion Repair - Tender Award

**Motion: RCM - 150/21**

Moved by Councillor Tania Jobin

Seconded by Councillor Andrew Dowie

**That** the low tender from SheaRock Construction Group Inc. in the amount of \$129,790 plus HST, for the Manning Road Pump Station, Fish Pond Inlet Erosion Repair Tender, **be approved**;

**And that** the Mayor and Clerk **be authorized** to enter into a contract for the services with SheaRock Construction Group Inc.;

**And further that** funding allocations, reflecting a \$59,448 increase, **be funded** from the Storm Lifecycle Reserve.

Carried

- c. PWES-2021-24 Larviciding for the 2021 West Nile Program

**Motion: RCM - 151/21**

Moved by Councillor Brian Houston

Seconded by Councillor Bill Altenhof

**That** Report PWES-2021-24 entitled "Larviciding for the 2021 West Nile Virus Program", **be received** for information.

Carried

**M. By-Laws**

**1. By-Law 2021-32**

Being a by-law to amend By-law 1746, the Town's Comprehensive Zoning By-law for those lands in the former Town of Tecumseh

(Removal of Holding Zone Symbol "H", affecting a 1.2 hectare portion of a 1.9 hectare parcel of land located between Brouillette Court and County Road 22, approximately 100 metres west of Shawnee Road, 11900 Brouillette Court)

**2. By-Law 2021-33**

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 (0.47 hectare property situated on the west side of the 11th Concession Road, approximately 120 metres south of its intersection with County Road 42, Parts 1-4, 12R-25489)

**3. By-Law 2021-34**

Being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and Skyline Real Estate Holdings Inc.

**4. By-Law 2021-35**

Being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and Skyline Real Estate Holdings (II) Inc.

**5. By-law 2021-36**

Being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and Skyline Real Estate Holdings (III) Inc.

**Motion: RCM - 152/21**

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Rick Tonial

**That** By-Law 2021-32 being a by-law to amend By-law 1746, the Town's Comprehensive Zoning By-law for those lands in the former Town of Tecumseh;

(Removal of Holding Zone Symbol "H", affecting a 1.2 hectare portion of a 1.9 hectare parcel of land located between Brouillette Court and County Road 22, approximately 100 metres west of Shawnee Road, 11900 Brouillette Court)

**That** By-Law 2021-33 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 (0.47 hectare property situated on the west side of the 11th Concession Road, approximately 120 metres south of its intersection with County Road 42, Parts 1-4, 12R-25489);

**That** By-Law 2021-34 being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and Skyline Real Estate Holdings Inc;

**That** By-Law 2021-35 being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and Skyline Real Estate Holdings (II) Inc.;



**That** By-Law 2021-36 being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and Skyline Real Estate Holdings (III) Inc.

**Be given** first and second reading.

Carried

**Motion: RCM - 153/21**

Moved by Councillor Brian Houston

Seconded by Councillor Andrew Dowie

**That** By-Law 2021-32 being a by-law to amend By-law 1746, the Town's Comprehensive Zoning By-law for those lands in the former Town of Tecumseh;

(Removal of Holding Zone Symbol "H", affecting a 1.2 hectare portion of a 1.9 hectare parcel of land located between Brouillette Court and County Road 22, approximately 100 metres west of Shawnee Road, 11900 Brouillette Court);

**That** By-Law 2021-33 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 (0.47 hectare property situated on the west side of the 11th Concession Road, approximately 120 metres south of its intersection with County Road 42, Parts 1-4, 12R-25489);

**That** By-Law 2021-34 being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and Skyline Real Estate Holdings Inc.;

**That** By-Law 2021-35 being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and Skyline Real Estate Holdings (II) Inc.;

**That** By-Law 2021-36 being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and Skyline Real Estate Holdings (III) Inc.

**Be given** third and final reading.

Carried

**N. Unfinished Business**

**1. May 11, 2021**

The Members receive the Unfinished Business listing for Tuesday, May 11, 2021.

**O. New Business**

**Speed Monitoring**

A Member requests that the Town's speed monitoring trailer be placed on Lesperance Drive between Riverside Drive and Clapp Road for additional data collection of vehicle speeds.

**Litter on Conservation Authority Trails**

A Member advised that the Essex Region Conservation Authority (ERCA) has seen an increasing amount of litter on their trails. ERCA has created a video entitled "Leave No Trace in the Place for Life" to encourage collaboration in keeping the trails clean. It is requested that the video be posted on the Town's website.

**P. Motions**

**1. Motion - Paramedics Week Banner**

This motion is brought forward by Councillor Rick Tonial.

**Motion: RCM - 154/21**

Moved by Councillor Rick Tonial

Seconded by Councillor Tania Jobin

**That** the fee established in the Banner Policy **be waived** for the Essex-Windsor Emergency Medical Services for the placement of a banner on the Town's polls on Tecumseh Road, near the intersection of Southfield, in recognition of Paramedic Services Week (May 23-29, 2021).

Carried

**2. Confirmatory By-law 2021-37**

**Motion: RCM - 155/21**

Moved by Councillor Bill Altenhof

Seconded by Deputy Mayor Joe Bachetti

**That** By-Law 2021-37 being a by-law to confirm the proceedings of the Tuesday, May 11, 2021, regular meeting of the Council of The Corporation of the Town of Tecumseh **be given** first, second, third and final reading.

Carried

**Q. Notices of Motion**

There are no notices of motion.

**R. Next Meeting**

Tuesday May 25, 2021

5:00 pm Policies & Priorities Committee Meeting

7:00 pm Regular Council Meeting

**S. Adjournment**

**Motion: RCM - 156/21**

Moved by Councillor Rick Tonial

Seconded by Councillor Bill Altenhof

**That** there being no further business, the Tuesday, May 11, 2021 meeting of the Regular Council **be adjourned** at 7:45 pm.

Carried

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Gary McNamara, Mayor

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Laura Moy, Clerk