

## **Regular Meeting of Council**

### **Minutes**

Date: Tuesday, July 27, 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

#### **Absent:**

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 Financial Services & Chief Financial Officer, Tom Kitsos  
Director Corporate Services & Clerk, Laura Moy  
Deputy Clerk & Manager Legislative Services, Jennifer Alexander  
Manager Planning Services, Chad Jeffery  
Manager Strategic Initiatives, Lesley Reeves

#### **Others:**

Systems Analyst, David Doyon

#### **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 - July 13, 2021**

**2. Public Council Meeting - July 13, 2021- Cyr Drain**

**Motion: RCM - 237/21**

Moved by Deputy Mayor Joe Bachetti  
Seconded by Councillor Brian Houston

**That** the Tuesday, July 13, 2021 minutes of the Regular Council meeting, and the July 13, 2021 Public Council meeting as were duplicated and delivered to the members, **be adopted**.

Carried

**H. Supplementary Agenda Adoption**

**Motion: RCM - 238/21**

Moved by Councillor Bill Altenhof  
Seconded by Councillor Andrew Dowie

**That** the supplementary items added to the Regular Meeting Agenda regarding the Delegation of the Director Public Works & Environmental Services on the Rainfall Event on July 16, 2021, **be approved**

Carried

**I. Delegations**

**1. Phil Bartnik, Director Public Works & Environmental Services**

Re: Rainfall Event of July 16, 2021

The Director Public Works & Environmental Services presents the PowerPoint presentation entitled "Rainfall Event of July 16, 2021", as appended to the agenda. A suggestion is raised to post videos on the town's website on stormwater and sewer management and homeowner maintenance to raise awareness.

**Motion: RCM - 239/21**

Moved by Deputy Mayor Joe Bachetti  
Seconded by Councillor Brian Houston

**That** the PowerPoint presentation entitled "Rainfall Event of July 16, 2021" as appended on the Regular Council Agenda, **be received**.

Carried

**J. Communications - For Information**

**1. City of Kitchener dated July 12, 2021**

Re: Anti-Hate Crimes

**2. City of Kitchener dated July 12, 2021**

Re: Cost of Building Materials

**3. Minister of Transport dated July 12, 2021**

Re: Removal of Windsor International Airport from NAV Canada's Closure List

**4. Township of Adelaide Metcalfe July 12, 2021**

Re: Abandoned Cemeteries

**5. Township of Adelaide Metcalfe July 12, 2021**

Re: Bill 228 - Banning Unencapsulated Polystyrene Foam

**6. Township of Adelaide Metcalfe July 12, 2021**

Re: Bill 279 - Microplastics Filters for Washing Machines

**7. Township of Adelaide Metcalfe July 12, 2021**

Re: Endorsement of 988 Suicide and Crisis Prevention Hotline Initiative

**8. City of Woodstock dated July 16, 2021**

Re: Affording Housing

**9. Office of the Solicitor General dated July 8, 2021**

Re: Pet Safety

**10. Ontario Energy Board dated July 19, 2021**

Re: Natural Gas Increase January 1, 2022

**11. Municipality of Shuniah dated July 19, 2021**

Re: Capital Gains Tax on Primary Residence

**12. Town of LaSalle dated July 20, 2021**

Re: Capital Gains Tax on Primary Residence

**13. Municipality of Shuniah dated July 19, 2021**

Re: Municipal Land Transfer Tax

**14. Municipality of Lakeshore dated July 20, 2021**

Re: Notice of Public Meeting - Floating Homes

**15. Municipality of Shuniah dated July 20, 2021**

Re: Lyme Awareness Month

**16. Town of Plympton-Wyoming dated June 21, 2021**

Re: Include PSA Test for Men into the Medical Care

A Member commented on Communications item number 10 from Ontario Energy Board regarding the price increases proposed by Enbridge Gas. The Mayor will send a letter to inquire on the increase in rates and raise the issue at Association of Municipalities of Ontario.

**Motion: RCM - 239/21**

Moved by Councillor Andrew Dowie  
Seconded by Councillor Brian Houston

**That** Communications - For Information 1 through 16 as listed on the Tuesday, July 27, 2021 Regular Council Agenda, **be received**.

Carried

**Motion: RCM - 240/21**

Moved by Deputy Mayor Joe Bachetti  
Seconded by Councillor Tania Jobin

That the Town of Tecumseh support the resolutions from the City of Kitchener regarding the cost of building materials and the Town of LaSalle regarding capital gains on primary residences.

Carried

**K. Communications - Action Required**

There are no Communication Action-Required items presented to Council.

**L. Committee Minutes**

**1. Town of Tecumseh Business Improvement Area Special Committee Meeting Minutes - June 24, 2021**

A Member raised concern over challenges with quorum and moving business forward as there is currently a vacancy on the Board.

**Motion: RCM - 241/21**

Moved by Councillor Brian Houston  
Seconded by Councillor Tania Jobin

**That** the June 24, 2021 minutes of the Town of Tecumseh Business Improvement Area Special Committee Meeting as were duplicated and delivered to the members, **be accepted**.

Carried

**Motion: RCM - 242/21**

Moved by Deputy Mayor Joe Bachetti  
Seconded by Councillor Bill Altenhof

**That** Councillors Houston and Dowie **be appointed** to the BIA Board;

**And that** the term of their appointment to the BIA Board be for the term of Council, ending November 2022, or until such time as new members are appointed.

Carried

**2. Court of Revision - July 13, 2021 South Talbot Drain**

**Motion: RCM - 243/21**

Moved by Councillor Bill Altenhof  
Seconded by Councillor Brian Houston

**That** the Tuesday, July 13, 2021 minutes of the Court of Revision for the South Talbot Drain as were duplicated and delivered to the members, **be adopted**.

Carried

**3. Policies & Priorities Committee Meeting - July 13, 2021**

**Motion: RCM - 244/21**

Moved by Councillor Tania Jobin  
Seconded by Councillor Brian Houston

**That** the Tuesday, July 13, 2021 minutes of the Policies & Priorities Committee Meeting as were duplicated and delivered to the members, **be adopted.**

Carried

**M. Reports**

**1. Corporate Services & Clerk**

**a. CS-2021-18 Council Conferences for 2022**

**Motion: RCM - 245/21**

Moved by Councillor Brian Houston  
Seconded by Councillor Bill Altenhof

**That** Members of Council **be authorized** to attend the following conferences scheduled to be held in 2022, in accordance with the Town's Travel Policy No. 14 and Professional Development Policy No. 73:

Carried

**b. CS-2021-19 December Holiday Schedule for 2022**

**Motion: RCM - 246/21**

Moved by Deputy Mayor Joe Bachetti  
Seconded by Councillor Tania Jobin

**That** CS-2021-19 entitled "December Holiday Schedule 2022" **be received;**

**And that** the Tecumseh Town Hall Offices **be closed** for the 2022 December Holiday Season from Saturday, December 24, 2022 through to and including Sunday, January 1, 2023.

Carried

**c. CS-2021-20 Council Meetings in 2022**

**Motion: RCM - 247/21**

Moved by Councillor Brian Houston  
Seconded by Councillor Tania Jobin

**That** the following Regular Council Meeting dates in 2022 **be cancelled:**

Tuesday, June 14, 2021

Tuesday, August 23, 2022;

Tuesday, October 25, 2022 and

Tuesday, December 27, 2022.

**And that** notice of the Regular Council Meeting dates **be posted** to the Town's website and linked to the Social Media Pages (Facebook and Twitter).

Carried

- d. CS-2021-21 Management and Non-Union Administrative Support Staff and Council Economic Salary Adjustment for 2021

**Motion: RCM - 248/21**

Moved by Councillor Brian Houston

Seconded by Councillor Tania Jobin

**That** CS-2021-21 entitled "Management and Non-Union Administrative Support Staff and Council Economic Salary Adjustment for 2021," **be received;**

**And that** an annual economic adjustment for 2021 of 2.0% **be approved**, effective January 1, 2021, for the Management and Non-union Administrative Support Staff Salary Schedule (Salary Grid), in accordance with Compensation and Salary Administration Policy No. 67;

**And further that** an annual economic adjustment for 2021 **be approved** as follows, in accordance with By-Law No. 2006-84, as amended by By-law No. 2019-62, being a by-law to provide for the remuneration of Members of Council:

Mayor 2.0%

Deputy Mayor 0.5%

Councillors 1.0%

Carried

- e. CS-2021-22 Request for Noise By-Law Exemption – Tabouli by Eddys

It is requested that approvals for an exemption from the Noise By-Law are circulated to Council for awareness.

**Motion: RCM - 249/21**

Moved by Councillor Brian Houston

Seconded by Councillor Andrew Dowie

**That** an exemption from the Town's Noise By-law No. 2002-07, as amended, **be granted** for Saturdays during the months of July, August

and September 2021 to permit musical entertainment from 9:30 pm to 11:00 pm at Tabouli by Eddys located at 1614 Lesperance Road, Unit F5-6, Tecumseh (event);

**And that** the exemption from the Town's Noise By-law 2002-07 **be conditional** on the event being held in accordance with all of the Ontario Roadmap to Reopening regulations;

**And further that** the Director Corporate Services & Clerk **be authorized** to grant exemptions to the Noise By-law no later than 11:00 pm;

**And furthermore that** the OPP **be informed** of exemptions from the Noise-By-Law and the applicants also notify area residents;

**And furthermore over that** the OPP be requested **to monitor** events for concerns and/or complaints respecting the emissions of sound, resulting from musical entertainment.

Carried

## 2. Financial Services

### a. FS-2021-05 2020 Development Charge Reserve Fund Statement

#### **Motion: RCM - 250/21**

Moved by Councillor Brian Houston  
Seconded by Councillor Bill Altenhof

**That** the 2020 Development Charge Reserve Fund Statement, prepared in accordance with the *Development Charges Act, 1997*, S.O. 1997, c. 27, s. 43, **be received**;

**And that** the 2020 Development Charge Reserve Fund Statement **be made available** to the public on the Town's website in accordance with the *Development Charges Act, 1997*, S.O. **1997, C. 27, S. 43 (2.1); 2015, C. 26, S. 7 (1)**;

**And further that** the report **be forwarded** upon request to the Ministry of Municipal Affairs and Housing as per the *Development Charges Act, 1997*, S.O. 1997, c. 27, s. 43 (3); 2015, c. 26, s.7 (2).

Carried



b. FS-2021-09 2022 Business Plan and Budget Timetable

**Motion: RCM - 251/21**

Moved by Councillor Bill Altenhof  
Seconded by Councillor Andrew Dowie

**That** the proposed 2022 Business Plan and Budget Timetable **be approved** to extend the public engagement timeline for an additional week, commencing from September 16 to October 6, 2021.

Carried

**Motion: RCM - 252/21**

Moved by Councillor Bill Altenhof  
Seconded by Councillor Brian Houston

**That** the proposed 2022 Business Plan and Budget Timetable, as follows, **be approved**:

Council consultation - September 14, 2021

Public engagement - September 16 -29 2021

Table proposed business plan and budget - November 9, 2021

Council deliberations - TBD November, 2021

Council consideration and adoption - December 14, 2021

Carried

**3. Parks & Recreation Services**

a. PRS-2021-08 Amend 2021-2025 Arena and Pool (5) Year Capital Works Plan Arena Boiler Replacement

**Motion: RCM - 253/21**

Moved by Deputy Mayor Joe Bachetti  
Seconded by Councillor Tania Jobin

**That** the Boiler Replacement Capital Project be added to PRS-2021-01 2021 – 2025 Arena and Pool Five (5) Year Capital Works Plan;

**And that** the Arena Boiler Replacement Capital Project, in an amount not to exceed \$30,000 net of 100% refundable HST, **be authorized and funded** out of the Arena Lifecycle Reserve;

**And further that** the Arena Boiler Replacement Capital Project be awarded to Vollmer Mechanical Contractors Limited.

Carried

- b. PRS-2021-09 Lacasse Park Pickleball Complex Tender Award

**Motion: RCM - 254/21**

Moved by Councillor Brian Houston  
Seconded by Deputy Mayor Joe Bachetti

**That** the Lacasse Park Pickleball Complex Project overall budget be increased from the original \$600,000 to a total of \$755,000;

**And that** the increase of \$155,000 be covered by a \$50,000 increase in funding commitment from the Tecumseh Pickleball Association and the remaining \$105,000 funded equally between the Infrastructure Reserve and the Parks Lifecycle Reserve at \$52,500 each;

**And further that** the project to construct the Lacasse Pickleball Complex be awarded to Front Construction Industries Ltd. in the amount of \$711,505.92.

Carried

**4. Planning & Building Services**

- a. PBS-2021-31 Transit On-Demand Pilot Program, Federal Funding Approval Confirmation and Commencement of Program

**Motion: RCM - 255/21**

Moved by Councillor Bill Altenhof  
Seconded by Councillor Tania Jobin

**That** PBS-2021-31, entitled Tecumseh Transit Service (TTS) Initiation of On-Demand Pilot Program Report, **be received**;

**And that** a one-year pilot project for an on-demand transit service **be initiated in accordance with the work program outlined in PBS-2021-31**;

**And further that** the Mayor and Clerk **be authorized** to sign any required documents necessary to initiate the work program outlined in PBS-2021-31.

Carried

- b. PBS-2021-38 Zoning By-Law Amendment (Condition of Consent Application B-10/21) Linda Deneau - 5074 North Talbot Road - Scheduling of Public Meeting

**Motion: RCM - 256/21**

Moved by Councillor Bill Altenhof  
Seconded by Councillor Brian Houston

**That** the scheduling of a public meeting, on September 14, 2021 at 4:30 p.m., in accordance with the *Planning Act*, for the application submitted by Linda Deneau to amend Zoning By-law 85-18 by rezoning a 1.09 hectare (2.7 acre) property situated on the north side of North Talbot Road, abutting the west side of Weston Park (5074 North Talbot Road), from "Agricultural Zone (A-33)" to "Hamlet Residential Zone (RH)" in order to facilitate the creation of one new residential lot and the future construction of one single-unit dwelling, **be authorized**.

Carried

- c. PBS-2021-39 Site Plan Control - TDL Group (Tim Hortons Restaurant) - 5250 Walker Road

**Motion: RCM - 257/21**

Moved by Councillor Andrew Dowie  
Seconded by Deputy Mayor Joe Bachetti

**That** a by-law authorizing the execution of the "The TDL Group Corp." (Tim Hortons Restaurant) site plan control amending agreement, satisfactory in form to the Town's Solicitor, which agreement facilitates the improvements to the existing double drive-through lanes to the Tim Hortons restaurant, along with on-site services/works on the 1.0 hectare (2.5 acre) parcel of land located on the southeast corner of the Walker/North Talbot Road intersection (5250 Walker Road), **be adopted**, subject to the following occurring prior to the Town's execution of the agreement:

- final grading/site service drawings being approved by the Town;
- the Owner executing the site plan control amending agreement; and
- the Owner posting security for performance pursuant to paragraph 5.1 of the amending agreement.

**And that** the execution of such further documents as are called for by the site plan control amending agreement approved above including, but not limited to, the execution of the acknowledgement/direction required to register the site plan control amending 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 amending agreement, by the Mayor and Clerk, **be authorized.**

Carried

- d. PBS-2021-40 Zoning By-Law Amendment (Additional Residential Unit) - Cameron and Margaret Brown - 12305 County Road 34 - Scheduling of a Public Meeting

**Motion: RCM - 258/21**

Moved by Councillor Tania Jobin  
Seconded by Councillor Brian Houston

**That** the scheduling of a public meeting, on September 14, 2021 at 5:00 p.m., in accordance with the *Planning Act*, for the application submitted by Cameron and Margaret Brown to amend the Zoning By-law 85-18 by rezoning a 0.57 hectare (1.4 acre) property situated on the south side of County Road 34, approximately 500 metres west of its intersection with Manning Road (12305 County Road 34), from “Hamlet Residential Zone (RH)” to a site-specific “Hamlet Residential Zone (RH-6)” in order to facilitate the construction of one additional residential unit (ARU) on the property, in accordance with subsection 11.2.3 of the Town of Tecumseh Official Plan, **be authorized.**

Carried

**5. Public Works & Environmental Services**

- a. PWES-2021-35 Canada Community Revitalization Fund

**Motion: RCM - 259/21**

Moved by Councillor Brian Houston  
Seconded by Councillor Tania Jobin

**That** Report PWES-2021-35 Canada Community Revitalization Fund, **be received.**

**And that** the Town's application to the Canada Community Revitalization Fund for the Riverside Drive Trail project (as described in report PWES-2021-29), **be endorsed.**

Carried

- b. PWES-2021-36 5205 8th Concession Road Sanitary Sewer Connection Agreement

**Motion: RCM - 260/21**

Moved by Councillor Brian Houston  
Seconded by Councillor Bill Altenhof

**That** Report PWES-2021-36 entitled "5205 8th Concession Road Sanitary Sewer Connection Agreement" **be received**;

**And That** By-law No. 2021-57 being a by-law to authorize the Mayor and Clerk to execute the (Sanitary) Sewer Connection Agreement with the Owner of 5205 8th Concession Road, which will facilitate the property's sanitary connection to the 8th Concession Road Trunk Sanitary Sewer, **be adopted**.

Carried

- c. PWES-2021-37 5175 8th Concession Road Sanitary Sewer Connection Agreement

**Motion: RCM - 261/21**

Moved by Deputy Mayor Joe Bachetti  
Seconded by Councillor Brian Houston

**That** Report PWES-2021-37 entitled "5175 8th Concession Road Sanitary Sewer Connection Agreement" **be received**;

**And That** By-law No. 2021-58 being a by-law to authorize the Mayor and Clerk to execute the (Sanitary) Sewer Connection Agreement with the Owner of 5175 8th Concession Road, which will facilitate the property's sanitary connection to the 8th Concession Road Trunk Sanitary Sewer, **be approved**.

Carried

**N. By-Laws**

**1. By-Law 2021-57**

Being a by-law to authorize the execution of a Sewer Connection Agreement between the Corporation of the Town of Tecumseh and Riz-Cona Inc.

**2. By-Law 2021-58**

Being a by-law to authorize the execution of a Sewer Connection Agreement between The Corporation of the Town of Tecumseh and Amicone Holdings Limited.

**3. By-Law 2021-59**

Being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and Demeter Developments Inc.

**4. By-Law 2021-60**

Being a by-law to govern procurement policies and procedures

**5. By-Law 2021-61**

Being a by-law to authorize the execution of an Encroachment Agreement between The Corporation of the Town of Tecumseh and Kona Sushi, 11977 Tecumseh Road East

**Motion: RCM - 262/21**

Moved by Councillor Brian Houston  
Seconded by Councillor Bill Altenhof

**That** By-Law 2021-57 being a by-law to authorize the execution of a Sewer Connection Agreement between the Corporation of The Town of Tecumseh and Riz-Cona Inc.;

**That** By-law 2021-58 being a by-law to authorize the execution of a Sewer Connection Agreement between The Corporation of The Town of Tecumseh and Amicone Holdings Inc.;

**That** By-Law 2021-59 being a by-law to authorize the execution of the Site Plan Control Agreement between the Corporation of The Town of Tecumseh and Demeter Developments Inc.;

**That** By-law 2021-60 being a by-law to govern procurement policies and procedures;

**That** By-law 2021-61 being a by-law to authorize the execution of an Encroachment Agreement between The Corporation of the Town of Tecumseh and Kona Sushi, 11977 Tecumseh Road East.

**Be given** first and second reading.

Carried

**Motion: RCM - 263/21**

Moved by Councillor Tania Jobin  
Seconded by Councillor Brian Houston

**That** By-Law 2021-57 being a by-law to authorize the execution of a Sewer Connection Agreement between the Corporation of The Town of Tecumseh and Riz-Cona Inc.;

**That** By-law 2021-58 being a by-law to authorize the execution of a Sewer Connection Agreement between The Corporation of The Town of Tecumseh and Amicone Holdings Inc.;

**That** By-Law 2021-59 being a by-law to authorize the execution of the Site Plan Control Agreement between the Corporation of The Town of Tecumseh and Demeter Developments Inc.;

**That** By-law 2021-60 being a by-law to govern procurement policies and procedures;

**That** By-law 2021-61 being a by-law to authorize the execution of an Encroachment Agreement between The Corporation of the Town of Tecumseh and Kona Sushi, 11977 Tecumseh Road East.

**Be given** third and final reading.

Carried

**O. Unfinished Business**

**1. July 27, 2021**

The Members receive the Unfinished Business listing for Tuesday, July 27, 2021.

**P. New Business**

**OPP Enforcement on Green Valley and Edgewater Streets**

A Member requests for OPP presence and speed enforcement on Green Valley Drive and Edgewater Boulevard as motorists are finding alternate routes to the construction on Manning Road.

**Parking on Tecumseh Road**

A Member inquires on the timeline for the new designated on street parking on Tecumseh Road. The Director Public Works & Environmental Services advised on the challenges with the removal of the existing lines and the specialized equipment required for the project.

**Canada Post**

A Member requests that Administration invite Canada Post to appear as a delegation to discuss location and density of community mailboxes.

**Q. Motions**

**1. Confirmatory By-Law 2021-62**

**Motion: RCM - 264/21**

Moved by Councillor Bill Altenhof  
Seconded by Councillor Brian Houston

**That** By-Law 2020-62 being a by-law to confirm the proceedings of the Tuesday, July 27, 2021, regular meeting of the Council of The Corporation of the Town of Tecumseh **be given** first, second, third and final reading.

Carried

**R. Notices of Motion**

There are no Notices of Motion presented to Council.

**S. Next Meeting**

Tuesday, September 14, 2021

4:30 pm Public Council Meeting - ZBA 5074 North Talbot Road

5:00 pm Public Council Meeting - ZBA 12305 County Road 34

5:30 pm Public Council Meeting - ZBA 1441 Shawnee Road

6:15 pm Court of Revision - CYR Drain

7:00 pm Regular Council Meeting

**T. Adjournment**

**Motion: RCM - 265/21**

Moved by Councillor Bill Altenhof  
Seconded by Councillor Brian Houston

**That** there being no further business, the Tuesday, July 27, 2021 meeting of the Regular Council **be adjourned** at 9:49 pm.

Carried

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Gary McNamara, Mayor

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Laura Moy, Clerk