

**Public Meeting of Council**  
**Minutes**

Date: Tuesday, October 26, 2021  
Time: 6:15 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 Misk-Evans  
Director Community Safety & Fire Chief, Wade Bondy  
Director People & Culture, Michelle Bonnici  
Director Technology & Client Services, Shaun Fuerth  
Director Legislative Services & Clerk, Laura Moy  
Deputy Clerk & Manager Legislative Services, Jennifer

Alexander  
Manager Planning Services & Local Economic Development,  
Chad Jeffery  
Manager Public Works & Transportation, Kirby McArdle

**A. Roll Call**

**B. Call to Order**

The Mayor calls the meeting to order at 6:18 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 a Zoning By-law amendment application which has been submitted for a 2054.3 square metre (22,113 square foot) property situated on the west side of Chene Street, approximately 21 metres (68 feet) north of its intersection with Dillon Drive (165 Chene Street).

The Manager Planning Services provides highlights of the Zoning By-law Amendment application.

A Member inquires about the proposed lot coverage of 40 percent for the severed lot and if there are any other examples where relief for a greater lot coverage has been granted by the Committee of Adjustment. The Manager advises that the Committee of Adjustment has granted relief of up to forty percent for other properties throughout the Town and in the surrounding neighbourhood. He noted that the St. Clair Beach Zoning By-law establishes a maximum lot size of forty percent. He comments that this property can accommodate the forty percent lot coverage.

A question is raised regarding parking, the Manager explains that the property can accommodate parking for the businesses and that he can provide a concept drawing of the property with parking in the next report to Council.

#### **E. Delegations**

##### **1. Vincent Bavetta, Applicant**

RE: ZBA 165 Chene Street

Mr. Bavetta expresses his excitement to begin construction on his residence. He advises on the plans for the retained property, ideally suited for a small business such as a yoga studio. He comments that removing the auto body garage will be a benefit to the neighbourhood.

#### **F. Communications**

1. Public Notice dated October 4, 2021
2. Essex Region Conservation Authority dated October 13, 2021  
Re: Zoning By-Law Amendment - 165 Chene Street
3. Eric Marentette dated October 21, 2021  
Re: ZBA 165 Chene Street
4. Richard Spratt dated October 24, 2021  
Re: 165 Chene Street
5. Ron van Gaalen dated October 25, 2021  
Re: 165 Chene Street

##### **Motion: PCM - 47/21**

Moved By Councillor Rick Tonial  
Seconded By Councillor Tania Jobin

**That** Communications - For Information 1 through 5 as listed on the Tuesday, October 26, 2021 Public Council Meeting Agenda, **be received.**

Carried

**G. Reports**

**1. PBS-2021-45 Zoning By-Law Amendment, 165 Chene Street, Scheduling of a Public Meeting**

**Motion: PCM - 48/21**

Moved By Deputy Mayor Joe Bachetti

Seconded By Councillor Rick Tonial

**That** Report PBS-2021-45 entitled "Zoning By-Law Amendment, 165 Chene Street, Scheduling of a Public Meeting", **be received.**

Carried

**H. Adjournment**

**Motion: PCM - 49/21**

Moved By Councillor Brian Houston

Seconded By Councillor Tania Jobin

**That** there being no further business, the Tuesday, October 26, 2021 meeting of the Public Council Meeting **be adjourned** at 6:38 pm.

Carried

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Gary McNamara, Mayor

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Laura Moy, Clerk