

Public Meeting of Council

Minutes

Date: Tuesday, March 8, 2022
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 Misek-Evans
Director Public Works & Engineering Services, Phil Bartnik
Director People & Culture, Michelle Bonnici
Director Technology & Client Services, Shaun Fuerth
Director Development Services, Brian Hillman
Director Legislative Services & Clerk, Laura Moy
Deputy Clerk & Manager Legislative Services, Jennifer Alexander
Manager Planning Services & Local Economic Development, Chad Jeffery

A. Roll Call

B. Call to Order

The Mayor calls the meeting to order at 6:15 pm.

C. Reporting Out of Closed Session

An electronic closed meeting was held at 4:30 pm in accordance with Section 239 (2) (c) (e) and (f) of the Municipal Act, 2001. At the meeting, the Members received an update from the Town's Solicitor on a land expropriation in the MRSPA area, as well as at the northwest corner of Lesperance and Tecumseh Roads; and a matter before the Provincial Court for a Part III Office under the Reopening Act.

D. Land Recognition

We acknowledge that we are on land and surrounded by water, originally inhabited by Indigenous Peoples who have travelled this area since time immemorial. This territory is within the lands honoured by the Wampum Treaties; agreements between the Anishinaabe, Haudenosaunee, Lenni Lenape and allied Nations to peacefully share and care for the resources around the Great Lakes. Specifically, we would like to acknowledge the presence of the Three Fires Confederacy Ojibwe, Odawa, Potawatomi and Huron/Wendat Peoples. We are dedicated to honouring Indigenous history and culture while remaining committed to moving forward respectfully with all First Nations, Inuit and Métis.

E. Disclosure of Pecuniary Interest

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

F. Introduction and Purpose of Meeting

The purpose of the meeting is to hear public comment on Applications for Official Plan and Zoning By-law amendments for the 1.3 hectare (3.2 acre) property located at the southwestern corner of the Lesperance Road/County Road 22 intersection. The purpose of the proposed Official Plan amendment is to revise this site-specific policy in order to remove the clause containing this prohibition, thereby facilitating the installation of a new driveway access onto Westlake Drive, and to permit a defined outdoor area for the storage/display of products (i.e. garden sheds). The proposed new driveway will serve as a second vehicular ingress/egress access point for the existing Home Hardware Store.

The purpose of the associated Zoning By-law amendment is to revise the current site-specific "General Commercial Zones (C1-2) and (C1-7)" that apply to the property in order to facilitate the installation of the proposed driveway access to Westlake Drive and establish site-specific lot provisions regarding the outside storage/display of products and minimum number of parking spaces.

The Director Development Services outlines the Official Plan and Zoning By-Law amendment applications as summarized in the report appended to the agenda.

The Mayor opens the floor for questions.

In response to an inquiry on the outdoor display sheds, the Director explains that the sheds will be for larger retail items such as pre-fabricated sheds and swing sets. There will be sixteen feet between the proposed outdoor display area and the property line of the residential lot to the west. He indicates that there will be sufficient space remaining to provide enhanced landscaping features and this outdoor display area is not intended to take away from the site, rather it is a display area to add value to the customer experience and improved structure and organization to the site.

A question is raised regarding the potential for headlights from vehicles exiting the proposed Westlake exit shining into the home across the street from the

proposed driveway. The Director explains the location of the proposed exit driveway will prevent the direct shining of vehicle headlights on the house.

A Member indicates that some residents have reached out over the traffic conditions in this area. The Director comments that there have been ongoing discussions with the County of Essex regarding the traffic congestion in the general vicinity of County Road 22 and Lesperance Road. The longer-term preferred solution is for the County to construct a partial interchange in place of the existing signalized intersection in accordance with a previously finalized Municipal Class EA. The County has also considered an interim improvement that involves maintaining the existing signalized intersection and using the Sylvestre off-ramp to the east by providing its connection to Lesperance Road through the extension of Westlake Drive. He further explains that the proposed Home Hardware exit onto Westlake Drive is an alternative measure which will provide some level of traffic flow improvement and fewer traffic conflict points on Lesperance Road.

G. Delegations

1. Scott Patterson, Principal, Patterson Planning Consultants Inc.

Scott Patterson represents Home Hardware Limited and advises that the intent of the outdoor display sheds is for large retail item displays such as swing sets and garden sheds. Mr. Patterson acknowledged the professionalism of Town administration in relation to these planning applications. There are no questions to Mr. Patterson from the Members.

H. Communications

1. Notice of Public Meeting dated February 25, 2022

2. Email from Peter Schneider dated February 25, 2022

Re: Zoning Bylaw Amendment - Home Hardware C1-2 & C1-7

3. Essex Region Conservation Authority dated February 28, 2022

Re: Application for Official Plan Amendment and Zoning By-Law Amendment D19 HO OPA& ZBA 1613 Lesperance Road

4. Email from Nuala Coll dated March 1, 2022

Re: Zoning By-law Amendment

Motion: PCM - 07/22

Moved By Councillor Brian Houston
Seconded By Councillor Tania Jobin

That Communications - For Information 1 through 4 as listed on the Tuesday, March 8, 2022 Public Council Meeting Agenda, **be received**.

Carried

I. Reports

1. DS-2022-08 Official Plan and Zoning By-law Amendments, Home Hardware, 1613 Lesperance Road

Motion: PCM - 08/22

Moved By Councillor Bill Altenhof
Seconded By Councillor Brian Houston

That Report DS-2022-08 entitled “Official Plan and Zoning By-law Amendment, 1613 Lesperance Road – Home Hardware”, **be received**.

Carried

J. Adjournment

Motion: PCM - 09/22

Moved By Councillor Bill Altenhof
Seconded By Councillor Brian Houston

That there being no further business, the Tuesday, March 8, 2022 meeting of the Public Council Meeting **be adjourned** at 6:47 pm.

Carried

Gary McNamara, Mayor

Laura Moy, Clerk