

Public Meeting of Council

Minutes

Date: Tuesday, February 28, 2023
Time: 5:00 pm
Location: Tecumseh Town Hall - Council Chambers
917 Lesperance Road
Tecumseh, Ontario N8N 1W9

Present: Mayor, Gary McNamara
Deputy Mayor, Joe Bachetti
Councillor, James Dorner
Councillor, Alicia Higgison
Councillor, Brian Houston
Councillor, Tania Jobin
Councillor, Rick Tonial

Also Present: Chief Administrative Officer, Margaret Misek-Evans
Director Legislative Services & Clerk, Robert Auger
Director Development Services, Brian Hillman
Director Financial Services & Chief Financial Officer, Tom Kitsos
Deputy Clerk & Manager Legislative Services, Jennifer Alexander
Deputy Clerk - Clerks Services & Policy Advisor, Christina Hebert
Manager Planning Services & Local Economic Development, Chad Jeffery

A. Roll Call

B. Call to Order

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

C. Land Acknowledgement

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.

D. Disclosure of Pecuniary Interest

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

E. Introduction and Purpose of Meeting

The purpose of the meeting is to hear public comment on a Zoning By-Law Amendment application for 13931 Riverside Drive. The purpose of the application is to amend Zoning By-law 2065 by rezoning the subject property from “Residential Type Two Zone (R2)” to a site-specific “Residential Type Two Zone (R2-8)” to facilitate the construction of a one-storey, two-unit dwelling (semi-detached dwelling) and establish site specific lot provisions.

The Manager Planning Services outlines the report on the Zoning By-law Amendment as appended on the agenda.

F. Delegations

1. Rick Babister, Applicant, Lee Bigaouette, President SBT Construction, Mary Ann Keefner, Lawyer, and Nicole Ciarrocchi

Re: Spokespersons for the Applicant, Lauren Stokes

Lee Bigaouette supports this application and comments on the shortage of land to develop in the Town. MaryAnn Keefner confirms support to the report submitted by Administration. She responds to the objections with the communication items appended on the agenda by adding that housing intensification is supported by the Provincial Policy Statement and the County of Essex Official Plan.

Nicole Ciarrocchi was present and available for questions. Rick Babister was not present at the meeting.

2. Arla Peters, Resident

Ms. Peters resides directly across the proposed development and explains her opposition to the proposed zoning by-law amendment application. Her speaking notes are filed with the Clerk's department.

3. Christina and Matthew Lejkowski, Residents

Mr. Lejkowski is opposed to the Zoning By-law Amendment application and explains that this development is not in keeping with the character of the neighbourhood.

The Mayor opens the floor for questions from the Members.

The Manager Planning Services explains that there has been paradigm shift with respect to the way communities are planned with more of an emphasis on intensification and the need to increase the housing supply particularly in light of Bill 23. The Town's new Official Plan supports intensification especially in fully serviced urban areas with pedestrian infrastructure that are along transit routes. He explains compatibility

doesn't mean "the same as" but that the development can coexist harmoniously in the neighbourhood.

The Mayor comments that there are no decisions being made on this application this evening. The Manager advises the next steps in the process which is to provide a report to Council at the next regular Council meeting in March.

G. Communications

1. Notice of Public Meeting dated January 31, 2023
2. Essex Region Conservation Authority dated February 21, 2023
Re: Zoning By-Law Amendment 13931 Riverside Drive
3. Letter from 13808 Riverside Drive dated February 22, 2023
Re: ZBA 13931 Riverside Drive
4. Letter from 13918 Riverside Drive dated February 23, 2023
Re: ZBA 13931 Riverside Drive
5. Letter from 13926 Riverside Drive dated February 23, 2023
6. Letter from 13934 Riverside Drive dated February 23, 2023
Re: ZBA 13931 Riverside Drive
7. Letter from 13938 Riverside Drive dated February 23, 2023
Re: ZBA 13931 Riverside Drive
8. Letter from 13942 Riverside Drive dated February 23, 2023
Re: ZBA 13931 Riverside Drive
9. Petition dated February 23, 2023
Re: 13931 Riverside Drive

Motion: PCM - 17/23

Moved By Councillor Rick Toniai
Seconded By Councillor Alicia Higgison

That Communications - For Information 1 through 9 as listed on the Tuesday, February 28, 2023 Public Council Meeting Agenda, **be received.**

Carried

H. Reports

1. DS-2023-01 ZBA 13931 Riverside Drive Scheduling of a Public Meeting

Motion: PCM - 18/23

Moved By Deputy Mayor Joe Bachetti
Seconded By Councillor Tania Jobin

That Report DS-2023-01 Zoning By-Law Amendment 13931 Riverside Drive, Scheduling of a Public Meeting, **be received.**

Carried

I. Adjournment

Motion: PCM - 19/23

Moved By Councillor Rick Tonial
Seconded By Councillor Brian Houston

That there being no further business, the Tuesday, February 28, 2023 Public Council Meeting **be adjourned** at 5:35 pm.

Carried

Gary McNamara, Mayor

Robert Auger, Clerk