

The Council of the Town of Tecumseh

Tecumseh Council meets in public session on Tuesday, September 25, 2018, in the Council Chambers, 917 Lesperance Road, Tecumseh, Ontario at 5:30 pm.

1. Call to Order

The Mayor calls the meeting to order at 5:30 pm.

2. Roll Call

Present:

Mayor

Deputy Mayor

Councillor

Councillor

Councillor

Councillor

Councillor

Gary McNamara

Joe Bachetti

Bill Altenhof

Andrew Dowie

Brian Houston

Tania Jobin

Rita Ossington

Also Present:

Chief Administrative Officer

Director Public Works & Environmental Services

Director Planning & Building Services

Director Corporate Services & Clerk

Director Fire Services & Fire Chief

Deputy Clerk & Manager Legislative Services

Manager Planning Services

Tony Haddad

Phil Bartnik

Brian Hillman

Laura Moy

Doug Pitre

Jennifer Alexander

Chad Jeffery

3. Disclosure of Pecuniary Interest

Deputy Mayor Joe Bachetti declares a pecuniary interest on this Official Plan and Zoning By-law Amendments application. His parents own property within this application vicinity.

4. Introduction and Purpose of Meeting

The purpose of this Public Meeting of Council is to consider comments on the applications for Official Plan and Zoning By-law amendments which were filed with the Town of Tecumseh for the northerly 1.2 acres of a 1.63 acre parcel of land, located on the northeast corner of the County Road 42 and Lesperance Road intersection. This property is currently designated as "Neighbourhood Commercial" in the Sandwich South Official Plan.

The purpose of the proposed Official Plan amendment is to redesignate the subject property to a "Medium Density Residential" designation with a site specific policy that would allow for the construction of a residential development consisting of three six-unit, three storey multi-unit dwellings, for a total of 18 dwelling units. The proposed residential development would front Lesperance Road.

The purpose of the associated Zoning By-law amendment is to change the zoning pertaining to the subject property from "General Commercial Zone (C1)" to a site specific "Residential Zone 2 (R2)". The proposed site specific R2 zone would permit the proposed Official Plan amendment and/or Zoning By-law amendment.

Manger Planning Services summarizes the application to the Members. This application will permit three six-unit dwellings with parking in the rear and storm water management. There is only one access into the site. He explains the

relevant legislations of the Provincial Policy Statement (PPS), County Official Plan, and Sandwich South Official Plan.

The PPS encourages intensification to make the best use of existing land in urban areas to avoid encroaching onto valuable agriculture lands, and this is one parcel. The County Official Plan states that growth should be directed to settlement areas and encourages intensification targets of 15 percent of all new development. Sandwich South Official Plan sets out a number of criteria including the physical suitability of the lands, adequacy of the required services, adequacy of the roads systems, and the land needed to accommodate this proposal. These issues will need to be addressed by the applicant if this application is successful.

There is correspondence from stakeholders on this application. It is recommended that a report be brought back to Council to address the issues that arise from this meeting.

5. Delegations

a. Resident, Anna Mae Bracken, 2519 Lesperance Road

Re: Proposed Official Plan Amendment and Zoning By-Law Amendment

Mrs. Bracken's property would be facing the three proposed units. She is opposed to this application and raises traffic safety concerns on this corner, reduced visibility with the proposed three buildings with the close proximity to County Road 42 intersection.

There is concern with the capacity of the sewer and storm water systems with adding 18 units and potential flooding. Who will be paying with all the upgrades to the system? Her property is the lowest in the area and would like to ensure her property will not get flooded with this new development. This development application, the widening of Country Road 42, and drainage work, appears that there is a lot of work happening at this area.

Director Public Works & Environmental Services explains the design of the drains in the area and the restrictions on the applicant to restrict their water flow into the drainage system whether it is underground storage, pond, or pipes underground. The applicant would have to submit a report to be approved by the Town.

The Mayor explains the process of this application. The Town's role is to ensure that there is no adverse effects with this project moving forward. The proponent has a plan and they have to ensure all these components are addressed to service the community.

Due to the commercial zoning on the property, there could be a gas station on the property, which could generate a lot of traffic without coming to Council for a decision.

There is a new proposed sidewalk on the property. The maintenance of the sidewalk is the responsibility of the residents. The buildings will be located with 34 feet of front yard from the right of way.

Manager Planning Services explains site plan control approval will be necessary if the redesignation and zoning amendment are approved. The proponent will have to submit a detailed site plan indicating where the buildings are going, landscaping, parking and a storm water study as part of this process. We will be recommending the proponents do a traffic study.

The site will be accessible and adhere to the *Ontario Building Code* standards. He explains that there is no transit there now. This entire area is low density, which is difficult to sustain transit. If density increases over time, there is a strong likelihood that transit would be extended to this area.

Mrs. Bracken indicates that there is not a lot of notification on this meeting. Manager Planning Services explains that there will be a second meeting about this application. If the residents want to be notified of the next meeting, they should notify the Clerk. *The Planning Act* establishes public notice requirements to 120-meter radius from the subject property.

b. Pierre Bachetti, on behalf of parents on 2512 Lesperance Road

Mr. Bachetti addresses Council on behalf of his parents John and Sarafina Bachetti. They have been in discussion with the neighbours on the north side of their property, and asks if there is an opportunity to infill the rear 1 acre lots for those eight properties for development.

Director Planning & Building Services addresses the rear lots and requests to exchange contact information with the interested property owners.

c. Richard Barron, 12274 County Road 42

Mr. Barron is the owner of Barron Championship Rings and his property has been hit with major flooding issues, twice over the last 8 years. He would like The Town to ensure the sewage and stormwater management is maintained. We should better our community and do something positive to spearhead other business to move forward.

A member requests clarification on the proposed zone provisions on the application. Manager Planning Services is satisfied with the provisions in the Planning Justification Report.

A member inquires if the proposed commercial development is fitting for this area. Manager Planning Services indicates that the C-1 Zoning gives a range of commercial uses. The proponents are in attendance and have not indicated what type of businesses they are trying to attract.

6. Communications

a. Notice of Public Meeting - Proposed Official Plan Amendment

Re: OPA and ZBA Lesperance and County Road 42

b. Resident Letter from Karim Nash dates September 10, 2018

Re: Lesperance and County Road 42

c. Resident Letter from Anna Mae Bracken dated September 18, 2018

Re: Proposed Official Plan Amendment and Zoning By-Law Amendment

d. Planning Justification Report dated July 29, 2018

Re: Proposed Official Plan Amendment and Zoning By-Law Amendment

e. County of Essex dated September 21, 2018

Re: ZBA-2018, Part Lot 152, Concession 3, North Side of County Road No. 42, East Side Lesperance Road, Municipal Number 12300

Motion: PCM - 27/18

Moved By	Councillor Tania Jobin
Seconded By	Councillor Brian Houston

That Communications - For Information A through E as listed on the Tuesday, September 25, 2018 Public Council Meeting Agenda are received.

Carried

7. Reports

a. PBS-2018-27 D19 BASHI, Official Plan and Zoning By-law Amendment, County Road 42-Lesperance Rd.

The building renderings is circulated to the Members.

Motion: PCM - 28/18

Moved By Councillor Brian Houston

Seconded By Councillor Bill Altenhof

That Report PBS-2018-27 D19 BASHI, Official Plan and Zoning Amendment, County Road 42-Lesperance Rd, be received.

Carried

8. Adjournment

Motion: PCM - PCM 29/18

Moved By Councillor Brian Houston

Seconded By Councillor Rita Ossington

That there being no further business, the Tuesday, September 25, 2018 Public Council Meeting now adjourn at 6:30 pm.

Carried

Gary McNamara, Mayor

Laura Moy, Clerk