

Minutes of a Public Council Meeting of
The Council of the Town of Tecumseh

Tecumseh Council meets in public session on Tuesday, November 13, 2018, in the Council Chambers, 917 Lesperance Road, Tecumseh, Ontario at 5:00 pm.

1. Call to Order

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

2. Roll Call

Present:

Mayor	Gary McNamara
Deputy Mayor	Joe Bachetti
Councillor	Bill Altenhof
Councillor	Andrew Dowie
Councillor	Brian Houston
Councillor	Tania Jobin
Councillor	Rita Ossington

Also Present:

Chief Administrative Officer	Tony Haddad
Director Parks & Recreation Services	Paul Anthony
Director Public Works & Environmental Services	Phil Bartnik
Director Information & Communication Services	Shaun Fuerth
Director Financial Services & Treasurer	Luc Gagnon
Director Planning & Building Services	Brian Hillman
Director Corporate Services & Clerk	Laura Moy
Director Fire Services & Fire Chief	Doug Pitre
Deputy Clerk & Manager Legislative Services	Jennifer Alexander
Manager Planning Services	Chad Jeffery

3. Disclosure of Pecuniary Interest

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

4. Introduction and Purpose of Meeting

The purpose of the meeting is to hear public comment on the application for Official Plan and Zoning By-law amendments filed with the Town of Tecumseh for the southerly 0.56 acre portion of a 3.32 acre parcel of land located on the southwest corner of County Road 22 and Lesperance Road intersection. The portion of land subject to the application is currently designated "General Commercial" with a site-specific policy in the Sandwich South Official Plan. This site specific policy permits the existing parking area associated with the Home Hardware Store and also prohibits a vehicular driveway access onto Westlake Drive. The purpose of the proposed Official Plan amendment is to revise the site-specific policy in order to remove the clause containing this prohibition and thereby facilitating the installation of a new driveway access onto Westlake Drive. The proposed new driveway will serve as a second vehicular ingress/ egress access point for the existing Home Hardware.

The purpose of the associated Zoning By-law amendment is to revise the current "General Commercial Zone" (C1-7) zone, which prohibits a vehicular driveway access to Westlake Drive in order to remove the noted prohibition.

5. Delegations

The Manager Planning Services explains the applications for Official Plan and Zoning By-law amendments, in requesting Council to remove a prohibition on a secondary access point to the Home Hardware site. The parcel of land that is subject to the application is 0.6 acres on the northwest corner of the intersection of Westlake Drive and Lesperance Road.

He reviews the Official Plan and Zoning By-laws on the property for consideration. In 2003, Home Hardware expanded its parking lot and requested to have a secondary access point. Public meetings were held and residents raised concerns regarding traffic congestion and safety regarding the location of the secondary access point on Westlake Drive. Council decided to warrant the prohibition of that secondary access point despite the findings in the Engineering Report, a document supporting the application.

Recently, Home Hardware has been expanding and the owners indicated to the Town their desire to get a secondary access point approved. This second access would help facilitate traffic movements to and from the site onto Lesperance Road.

The proponents of this application are available for questioning.

a. Resident, Bert Rieti, 1622 Chornoby Crescent

Mr. Rieti comments that Home Hardware has grown and is concerned over the increased traffic in the area. He recommends a four-way stop sign onto Westlake Drive to assist in traffic calming measures.

b. Resident, Lisa Muscedere, 12236 Westlake Drive

Mrs. Muscedere explains that her property will be directly affected with the proposed secondary access point on Westlake Drive. She raises safety concerns regarding the traffic flow into a residential neighbourhood. She asks members if commercial vehicles will be permitted on Westlake Drive for store deliveries.

A member notes that traffic has increased with the commercial expansion of the plaza on Lesperance Road. How will we ensure that there are no tractor-trailers or big trucks using the Westlake Drive access point?

In a response to a query, the Director Public Works & Environmental Services explains the options available to prevent commercial trucks from using Westlake Drive such as posting signs or take a wait and see approach by monitoring the situation.

The Mayor advises the members to be mindful that some commercial trucks deliver to residential homes. The concern is the commercial tractor-trailers using residential roads.

c. Resident, Elizabeth Rieti, 1622 Chornoby Crescent

As a parent, Mrs. Rieti explains that Lesperance Road and Westlake Drive is a dangerous corner with vehicle traffic, especially when school buses are dropping off children. Signage permitting commercial trucks on residential roads will not work. This is a residential street and the weight of heavier trucks on the road could have an impact on the sewer system.

The Director Public Works & Environmental Services responds that there are no municipal concerns with the amount of traffic on this road and this proposal.

The Director Planning & Building recommends consultation with the County on the traffic flows in this area and inquires if a four-way stop is a safe solution. He comments that the general traffic congestion in this area does not trump the safety of children, elderly or anyone.

d. Resident, Jeannine St. Pierre, 1653 Lesperance Road

Ms. St. Pierre's home is directly across from the proposed secondary access point. She raises safety concerns with the speed of vehicles on Lesperance Road. She asks if the application is approved, will the parcel of land allow for further commercial expansion of Home Hardware.

The Manager Planning Services advises that the proposed amendments do not contemplate further opportunity for commercial expansion of Home Hardware. If the amendment is approved, there is still site plan control for the location and design of the access point.

A member suggests a roundabout at Lesperance Road and Westlake Drive to alleviate some of the traffic concerns. The Manager Planning Services indicates that a roundabout requires additional discussion with the County and can be challenging to facilitate pedestrian movements.

e. Mr. Scott Patterson, Planning Consultant for the Applicant

Mr. Patterson clarifies the uses of the secondary access point. The intent of the proposed access point is not to facilitate truck movements. Currently, truck deliveries are through the Lesperance Road entrance for ease of delivery and he anticipates this will not change. Delivery trucks come through the site and loop around the building in a one-way fashion. It is not possible for a delivery truck to use the proposed secondary access point and maneuver through the site effectively. The applicant can work with Administration to make sure that delivery trucks cannot go through the proposed access point. Home Hardware can ensure that their trucks only use the site for deliveries. The intent of the applicant is to encourage left lane turn movements onto Lesperance Road. This has been a concern for the owner for some time and the reason to move forward with this application.

In a response to a query, Mr. Patterson advises that there are no proposed changes to the main entrance to Home Hardware. This secondary access point will provide more options for people to enter and exit the site.

6. Communications

a. Notice of Public Meeting

Re: Proposed Official Plan and Zoning By-law Amendment, southwest corner of County Road 22 and Lesperance Road intersection.

Motion: PCM - 33/18

Moved By Councillor Tania Jobin
Seconded By Councillor Brian Houston

That Communications - For Information A as listed on the Tuesday, November 13, 2018 Public Council Meeting Agenda are received.

Carried

7. Reports

a. PBS-2018-36 Official Plan and Zoning By-law Amendment, 1613 Lesperance Rd., Home Hardware

Motion: PCM - 34/18

Moved By Deputy Mayor Joe Bachetti
Seconded By Councillor Brian Houston

That Report No. PBS-2018-36 Official Plan and Zoning By-law Amendment, 1613 Lesperance Road, Home Hardware be received as information.

Carried

8. Adjournment

Motion: PCM - 35/18

Moved By Councillor Bill Altenhof
Seconded By Councillor Rita Ossington

That there being no further business, the Tuesday, November 13, 2018
Public Council Meeting now adjourn at 5:54 pm.

Carried

Gary McNamara, Mayor

Laura Moy, Clerk