

Regular Meeting of Council

Minutes

Date: Tuesday, October 22, 2024
Time: 7:00 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

Absent:

Councillor, Rick Tonial

Also Present:

Chief Administrative Officer, Margaret Misk-Evans
Director Public Works & Engineering Services, Phil Bartnik
Director Community Safety & Fire Chief, Wade Bondy
Director People & Culture, Michelle Drouillard
Director Technology & Client Services, Shaun Fuerth
Director Community & Recreation Services, Beth Gignac
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

A. Roll Call

B. Order

The Mayor calls the meeting to order at 7:00 pm.

C. Report Out of Closed Meeting

D. Moment of Silence

The Members of Council and Administration observe a Moment of Silence.

E. National Anthem

The Members of Council and Administration observe the National Anthem of O Canada.

F. 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, Leni 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.

G. Disclosure of Pecuniary Interest

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

H. Minutes

- 1. Regular Council Meeting - October 8, 2024**
- 2. Public Council Meeting - October 8, 2024 - Petretta MRSPA Lands**
- 3. Public Council Meeting - September 24, 2024 - Tecumseh Hamlet Secondary Plan**

Motion: RCM - 241/24

Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Tania Jobin

That the October 8, 2024 minutes of the Regular Council Meeting, October 8, 2024 of the Public Council Meeting, as were delivered to the members, **be adopted**.

Carried

Motion: RCM - 242/24

Moved by Councillor Tania Jobin
Seconded by Councillor Alicia Higgison

That the Tuesday, September 24, 2024 minutes of the Public Council Meeting as were delivered to the members, **be approved**.

Carried

I. Supplementary Agenda Adoption

Motion: RCM - 243/24

Moved by Councillor Tania Jobin
Seconded by Councillor Alicia Higgison

That the supplementary item added to the Regular Meeting agenda regarding report PWES-2024-51 Arbour Street to Southfield Drive Watermain Extension - Tender Award and By-law 2024-088 and the Notice of Motion on Funding Allocation of Historical Societies, **be approved.**

Carried

J. Consent Agenda Items

1. CAO-2024-08 OPP Detachment Board At-Large Member Appointment for 2025

Motion: RCM - 244/24

Moved by Councillor Tania Jobin
Seconded by Councillor Alicia Higgison

That Report CAO-2024-08 OPP Detachment Board At-Large Member Appointment for 2025 **be received and that the respective recommendation noted in the report be approved.**

Carried

K. Delegations

1. Royal Canadian Legion - Col Paul Poisson Branch 261 - Poppy Campaign

Re: Shirley Drouillard, Poppy Chair, Carolyn Venus, Branch 261 President, and Darrin Drouillard, Branch 261 Branch Chair

Members of the Royal Canadian Legion Branch 261 kick off this year's Poppy campaign with Members of Council being presented with a poppy. The poppy is worn as a reflection of Remembrance Day and the sacrifices made by veterans. All funds raised in the campaign stays in the community to assist local veterans. Council extends appreciation to Royal Canadian Legion Branch 261 and all those who have served our country.

2. Housing Accelerator Fund

Re: Larry Silani of MillerSilani, and Brian Hillman, Director Development Services

Brian Hillman, Director Development Services provides an overview of the status update pertaining to the Housing Accelerator Fund (HAF) to expand housing choices and improving affordability. Mr. Larry Silani explains the

status of all nine initiatives that have been established in the HAF Agreement and next steps.

- a. DS-2024-35 Expanding Housing Choices and Improving Affordability Housing Accelerator Fund (HAF) Briefing Regarding Various Initiatives

Motion: RCM - 245/24

Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Tania Jobin

That Report DS-2024-35, entitled “Expanding Housing Choices and Improving Affordability - Tecumseh Housing Accelerator Fund: October 2024 Status Update,” **be received.**

Carried

3. Pickleball Courts Grant Submission

Re: Director Community & Recreation Services, Beth Gignac; and Joni Ouellette, Malinda Hebert, Jo-Anne Neilson and Terri Morais, Tecumseh Pickleball Association

Beth Gignac, Director Community & Recreation Services highlights the efforts, energy and professional leadership of the Tecumseh Pickleball Association (TPA). Joni Ouellette and Terri Morais of the TPA extend appreciation to Council and Administration for the continued support for the sport and offer support to the grant submission by the Town.

- a. CRS-2024-24 Pickleball Courts - Grant Submission

Motion: RCM - 246/25

Moved by Councillor Alicia Higgison
Seconded by Councillor James Dorner

That CRS-2024-24 Pickleball Courts – Grant Submission **be received;**

And that Administration **be authorized** to submit an application to the Community Sport and Recreation Infrastructure Fund, Stream 1: Repair and Rehabilitation for acoustic mitigation to Pickleball Courts;

And further that the Director Financial Services & Chief Financial Officer and the Director Community & Recreation Services **be authorized** to sign any required documents necessary to complete the application and the subsequent document for the Community Sport and Infrastructure Fund, Stream 2.

Carried

L. Communications

1. For Information:

- a. Municipality of Lakeshore dated October 9, 2024

Re: Notice of Master Plan - Water and Wastewater Master Plan Update

Motion: RCM - 247/24

Moved by Councillor Tania Jobin
Seconded by Councillor Alicia Higgison

That Communications - For Information item 1 as listed on the Tuesday, October 22, 2024 Regular Council Agenda, **be received**.

Carried

2. For Action:

There are no Communication for Action items presented to Council.

M. Update from County Council and Boards

County of Essex - County Council

A Member advised on the status update of the County's new Official Plan.

N. Committee Minutes

1. Essex County OPP Detachment Board North - April 22, 2024

Motion: RCM - 248/24

Moved by Councillor Alicia Higgison
Seconded by Councillor Tania Jobin

That the April 22, 2024 minutes of the Essex County OPP Detachment Board North as were delivered to the members, **be accepted**.

Carried

2. Tecumseh Business Improvement Area dated October 15, 2024

Motion: RCM - 249/24

Moved by Councillor James Dorner
Seconded by Deputy Mayor Joe Bachetti

That the October 15, 2024 minutes of the Business Improvement Area Board of Management as were delivered to the members, **be accepted**.

Carried

O. Reports

1. Development Services

Councillor Brian Houston arrives at the meeting at 8:06 pm.

- a. DS-2024-33 Zoning By-Law Amendment Petretta Residential Proposal Results of Public Meeting and Final Recommendation

Motion: RCM - 250/24

Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Tania Jobin

That DS-2024-33 entitled “Zoning By-Law Amendment, Petretta Residential Proposal Northerly Portion of Manning Road Secondary Plan Area, Results of Public Meeting and Final Recommendation”, **be received;**

And that a by-law having the effect of amending Zoning By-law 85-18 by rezoning a 9.5 hectare (23.5 acre) portion of a 10.2 hectare (25.4 acre) parcel of land located on south of County Road 22, east of Lesperance Road and within the Manning Road Secondary Plan Area, seeking to amend Zoning By-law 85-18 by rezoning the subject portion of property from “Agricultural Zone (A-33)” to a site-specific “Holding - Residential Zone 2 (H) R2-7” to permit the future construction of a 332-unit residential development consisting of two 4-6 storey apartment buildings, each containing 166 units, in keeping with Report DS-2024-33, **be adopted.**

And further that the giving of Notice of Intent to pass a by-law removing the Holding (H) zoning symbol that applies to the subject lands, in accordance with the provisions of the *Planning Act*, **be authorized**, subject to the approval and final execution of a site plan control agreement for the proposed development.

Carried

- b. DS-2024-34 Town of Tecumseh CWATS Projects for 2025

Motion: RCM - 251/24

Moved by Deputy Mayor Joe Bachetti

That report DS-2024-34 entitled “County Wide Active Transportation System (CWATS) and Municipal Partnership Program (MPP), Town of Tecumseh 2025 Proposed Projects” **be received;**

And that with respect to Proposed 2025 CWATS Project – Segment TEC-24 – Bike Lanes on County Road 42 (from County Road 42/County Road 43 roundabout to County Road 42/County Road 19 roundabout – within Settlement Area), that:

- i. The total estimated cost of the bike lanes construction, including detail design, is \$1,850,000, with the Town's share being \$1,110,000 (60%) and the County's share being \$740,000 (40%), as determined by the CWATS cost-sharing policy, **be endorsed**;
- ii. An application "Form B – CWATS Facility Enhancement" **be submitted** to the CWATS Implementation Committee for its consideration; and

Funding for this project from the Infrastructure Reserve **be approved** for the purpose of the CWATS application and **referred** to the 2025 Budget process;

And further that with respect to Proposed CWATS Project COE-8A – Multi-Use Trail on West Side County Road 19 (from County Road 22 to Jamsyl Drive – within Settlement Area), that:

- i. The total estimated cost of the multi-use trail construction, including detail design, is \$139,725, with the Town's share being \$83,835 (60%) and the County's share being \$55,890 (40%), as determined by the CWATS cost-sharing policy, **be endorsed**;
- ii. An application "Form B – CWATS Facility Enhancement" **be submitted** to the CWATS Implementation Committee for its consideration; and

Funding for this project from the Infrastructure Reserve **be approved** for the purpose of the CWATS application and **referred** to the 2025 Budget process;

And further that the Proposed 2025 CWATS MPP Projects, being:

- i. A One-Week Bike Camp;
- ii. Two "Senior Bike and Bites Program" Events;
- iii. Four Bike Valets for the Town's Canada Day, Tecumseh Twilight, Corn+Music Festival and End of Summer Festival celebration events; and
- iv. Four bike racks for the St. Clair Beach Community Centre, Chippewa Park, Southfield Park and Lakewood Park South

With the total estimated cost of \$12,695 (excluding H.S.T.) allocated in accordance with the MPP cost-sharing arrangement, with Tecumseh's share being \$6,347.50 (50%) and the County's share being \$6,347.50 (50%), **be endorsed**;

And further that an application “Form D – Municipal Partnership Program” **be submitted** to the CWATS Implementation Committee for its consideration;

And further that funding for this project from the Infrastructure Reserve **be approved** for the purpose of the CWATS application and **referred** to the 2025 Budget process.

Carried

2. Legislative & Clerk Services

a. LCS-2024-16 Revisions to the Land Maintenance By-Law

Motion: RCM - 252/24

Moved by Councillor Brian Houston
Seconded by Councillor Alicia Higgison

That Report LCS-2024-16 entitled “Revisions to the Land Maintenance By-Law” **be received**;

And that the revisions to the by-law in Attachment 1 of report LCS-2024-16 **be approved**;

And further that By-Law 2024-084 **be recommended** for consideration for first, second, third and final readings;

And further that By-Law 2004-28 prescribing the requirements for maintenance of land within the municipality **be repealed**.

Carried

b. LCS-2024-17 Revisions to the Property Standards By-Law

Motion: RCM - 253/24

Moved by Councillor Brian Houston
Seconded by Councillor James Dorner

That Report LCS-2024-15 Review to the Property Standards By-Law **be received**;

And that the draft Property Standards By-Law 2024-083 in Attachment 1 of Report LCS-2024-15 **be considered** for first, second, third and final readings;

And further that By-Laws 2002-37 and 2002-104 **be repealed**;

And further that Terms of Reference for the Property Standards Committee **be approved.**

Carried

3. Public Works & Engineering Services

- a. PWES-2024-51 Arbour Street to Southfield Drive Watermain Extension - Tender Award

Supplementary Item

Motion: RCM - 254/24

Moved by Councillor Alicia Higgison

Seconded by Councillor Tania Jobin

That the tender for the Arbour Street to Southfield Drive Watermain Extension in the amount of \$220,000 (excluding HST) be awarded to D'Amore Construction (2000) Ltd.;

And that By-Law 2024-088 be given first, second, third and final reading, **to authorize** the Mayor and Clerk to execute an agreement, satisfactory in form to the Town's Solicitor, with D'Amore Construction (2000) Ltd.;

And further that project funding allocations, reflecting a total budget requirement of \$366,000 with a \$106,400 increase to the original allocation, be accommodated as follows:

- Watermain Reserve Fund – increase from \$260,000 to \$366,400.

Carried

P. By-Laws

1. By-Law 2024-083 Property Standards

Being a by-law for prescribing standards for the Maintenance and Occupancy of all property within the Town of Tecumseh.

2. By-Law 2024-084 Land Maintenance By-Law

Being a By-Law prescribing the requirements for the maintenance of land within the municipality

3. By-Law 2024-085 Town of Tecumseh Indemnification By-Law (Third and Final Reading)

Being a by-law to provide indemnification for current and former members of Council, Local Boards, and Employees with respect to certain activities or proceedings arising from their duties

4. By-Law 2024-087 Zoning By-Law Amendment - Petretta Apartment

Being a by-law to amend By-Law 85-18, the Town's Comprehensive Zoning By-law for those lands in the former Township of Sandwich South.

(Planning File: D19 PETMRSPA – Petretta Residential Proposal, Northerly Portion of Manning Road Secondary Plan Area)

5. By-Law 2024-088 Tender Award - D'Amore Construction

Being a by-law to authorize the execution of an Agreement between the Corporation of the Town of Tecumseh and D'Amore Construction Ltd for the Construction Services for the Arbour to Southfield Watermain Extension

Motion: RCM - 255/24

Moved by Councillor Alicia Higgison
Seconded by Councillor Brian Houston

That By-Law 2024-083 being a by-law for prescribing standards for the Maintenance and Occupancy of all property within the Town of Tecumseh;

That By-law 2024-084 being a by-law prescribing the requirements for the maintenance of land within the municipality;

That By-Law 2024-087 being a by-law to amend By-law 85-18, the Town's Comprehensive Zoning By-law for those lands in the former Township of Sandwich South - Petretta Residential Proposal, Northerly Portion of Manning Road Secondary Plan Area;

That By-Law 2024-088 being a by-law to authorize the execution of an Agreement between the Corporation of the Town of Tecumseh and D'Amore Construction Ltd for the Construction Services for the Arbour to Southfield Watermain Extension.

Be given first and second reading.

Carried

Motion: RCM - 256/24

Moved by Councillor Brian Houston
Seconded by Councillor Tania Jobin

That By-Law 2024-083 being a by-law for prescribing standards for the Maintenance and Occupancy of all property within the Town of Tecumseh;

That By-law 2024-084 being a by-law prescribing the requirements for the maintenance of land within the municipality;

That By-Law 2024-085 being a by-law to provide indemnification for current and former members of Council, Local Boards, and Employees with respect to certain activities or proceedings arising from their duties;

That By-Law 2024-087 being a by-law to amend By-law 85-18, the Town's Comprehensive Zoning By-law for those lands in the former Township of Sandwich South - Petretta Residential Proposal, Northerly Portion of Manning Road Secondary Plan Area;

That By-Law 2024-088 being a by-law to authorize the execution of an Agreement between the Corporation of the Town of Tecumseh and D'Amore Construction Ltd for the Construction Services for the Arbour to Southfield Watermain Extension.

Be given third and final reading.

Carried

Q. Unfinished Business

1. October 22, 2024

The Members receive the Unfinished Business listing for Tuesday, October 22, 2024.

R. New Business

There are no New Business items presented to Council.

S. Motions

1. Confirmatory By-Law 2024-089

Motion: RCM - 257/24

Moved by Councillor Tania Jobin
Seconded by Councillor Alicia Higgison

That By-Law 2024-089 being a by-law to confirm the proceedings of the Tuesday, October 22, 2024, regular meeting of the Council of The Corporation of the Town of Tecumseh **be given** first, second, third and final reading.

Carried

T. Notices of Motion

1. Funding Allocation for Historical Societies

This notice of motion was brought forward by Deputy Mayor Joe Bachetti.

As permitted by the Procedural By-law, Council moved this motion for consideration and approval.

Motion: RCM - 258/24

Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Tania Jobin

Whereas in the past, the Town of Tecumseh supported various cultural and historical initiatives by allocating funding to the former Cultural & Arts and Heritage Committees (Committees);

And whereas the Town currently has two historical societies: Tecumseh Historical Society and the Sandwich South and Area Historical Society, which are groups that are dedicated to the preservation of the rich heritage of the community and are volunteer organizations that are funded through fundraising and private donations.

Now Therefore Be It Hereby Resolved:

That the Town consider allocating funding of \$5000 to be divided amongst the Tecumseh Historical Society and the Sandwich South and Area Historical Society to assist with their operating costs;

And that this consideration to allocate funding to the Tecumseh Historical Society and the Sandwich South and Area Historical Society **be referred** to the 2025 budget deliberations.

Carried

U. Next Meeting

Tuesday, November 12, 2024

4:30 pm In-Camera Meeting

7:00 pm Regular Council Meeting

V. Adjournment

Motion: RCM - 259/24

Moved by Councillor Alicia Higgison
Seconded by Councillor James Dörner

That there being no further business, the Tuesday, October 22, 2024 meeting of the Regular Council **be adjourned** at 8:34 pm.

Carried

Gary McNamara, Mayor

Robert Auger, Clerk