

Special Meeting of Council

Minutes

Date: Tuesday, December 10, 2024
Time: 4:00 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 Misk-Evans
Director Legislative Services & Clerk, Robert Auger
Director Public Works & Engineering Services, Phil Bartnik
Director Development Services, Brian Hillman
Director Financial Services & Chief Financial Officer, Tom Kitsos
Deputy Clerk & Manager Legislative Services, Jennifer Alexander
Manager Customer Service, Amanda Circelli
Manager Planning Services & Local Economic Development,
Chad Jeffery

A. Roll Call

B. Call to Order

The Mayor calls the meeting to order at 4:00 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. Delegations

Motion: SCM - 19/24

Moved By Councillor Brian Houston

Seconded By Councillor James Dorner

That the delegation from Greg Bender, Director of Municipal Planning and Will Lamond, Senior Planner, of WSP, **be added to the agenda** as part of the Council orientation session on Expanding Housing Options and Improving Affordability - Housing Accelerator Fund Initiative 1.

Carried

1. Expanding Housing Options and Improving Affordability - Housing Accelerator Fund Initiative 1 - Council Orientation

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

The Director provides an introduction on the orientation session on the Housing Action Fund Initiative 1 and the introduces the Consultants.

The Consultants Larry Silani, Will Lamond and Greg Bender provide an overview of the Special Planning Study (Study) and options for the Town's Official Plan and Zoning By-Law for Council's consideration. The Study is spurred by the Housing Action Plan by the Federal government with funding through the Housing Accelerator Fund to provide greater housing options throughout the Town. A recap on the Study's objectives are provided and the current stage in this process which is preparing a report with draft zoning and policy changes for Council's consideration. Key housing issues are reviewed including the high cost of new homes and overall housing affordability, demographics of home ownership versus rentals, and future trends. Municipal planning case studies are highlighted such as the Towns of LaSalle and Essex, and the City of London. The planning options and considerations for expanding housing options are outlined as appended in the presentation on the agenda.

Discussion ensues with the Members on the various options provided and the Consultants responds to questions from the Members. The Mayor advises that no decisions are being approved at this meeting.

F. Communications

There are no Communication items presented to Council.

G. Adjournment

Motion: SCM - 20/24

Moved By Councillor Brian Houston

Seconded By Councillor Rick Tonial

That there being no further business, the Tuesday, December 10, 2024 meeting of the Special Council Meeting **be adjourned** at 5:18 pm.

Carried

Gary McNamara, Mayor

Robert Auger, Clerk