

Regular Meeting of Council
Minutes

Date: Tuesday, February 11, 2025
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, Tania Jobin
Councillor, Rick Tonial

Absent:

Councillor, Brian Houston

Also Present:

Chief Administrative Officer, Margaret Misk-Evans
Director Legislative Services & Clerk, Robert Auger
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
Manager Customer Service, Amanda Circelli
Manager Planning Services & Local Economic Development,
Chad Jeffery
Manager Facilities & Energy Management, Daniel Wolicki

A. Roll Call

B. Order

The Mayor calls the meeting to order at 7:13 pm.

C. Report Out of Closed Meeting

A closed meeting of Council was held at 5:00 pm in accordance with and as permitted with Section 239 (2)(c)(i)(h) and (3.1) of the Municipal Act, 2001, which permit a meeting may be closed to the public if the following is discussed:

- c) a proposed or pending acquisition or disposition of land by the municipality or local board;
 - i) trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
 - h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a crown agency of any of them; and
- 3.1) training for the purposes of educating the members.

At this meeting, Council received information and training regarding cyber security, received an update on the status of proposed acquisitions of land and received information supplied in confidence to the municipality.

At this meeting direction was given to the Director of Technology & Client Services to:

1. Proceed with the implementation of the Cloud Computing Strategy;
2. Report back to Council with corresponding policies required for such implementation at future Policy & Priority Committee meetings; and
3. Operationalize the financial implications of cloud services and hybrid IT integration through the annual Technology & Client Services operating budget;

And further that Council directed Administration to bring the following proposed motion for consideration at its regular meeting of today's date.

Motion: RCM - 19/25

Moved by Councillor Alicia Higgison
Seconded by Councillor Rick Tonial

That Council draft a letter of **support** to Essex Power Corporation regarding their future energy infrastructure investments that will enable further capacity of economic development and growth in the Essex County region.

Carried

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, 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.

G. Disclosure of Pecuniary Interest

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

H. Minutes

- 1. Regular Council Meeting - January 28, 2025**
- 2. Public Council Meeting - January 28, 2025**
- 3. Public Council Meeting - January 28, 2025**
- 4. Special Council Meeting - January 27, 2025**

Motion: RCM - 20/25

Moved by Councillor Alicia Higgison
Seconded by Councillor Tania Jobin

That the minutes of the January 28, 2025 Regular Council Meeting, and Public Council Meetings and the minutes of the January 27, 2025 Special Council Meeting, **be adopted**.

Carried

I. Supplementary Agenda Adoption

Motion: RCM - 21/25

Moved by Councillor Tania Jobin
Seconded by Councillor Alicia Higgison

That the supplementary items added to the Regular Meeting agenda regarding the communication item from the Town of Hanover dated February 6, 2025, **be approved.**

Carried

J. Consent Agenda Items

1. LCS-2025-05 False Alarm Police Services

Motion: RCM - 22/25

Moved by Councillor Rick Tonial
Seconded by Councillor James Dorner

That Report LCS-2025-05 False Alarm - Police Services Bylaw **be received and that the respective recommendations noted in the report be approved.**

Carried

K. Delegations

1. Essex Region Conservation Authority (ERCA) - Annual Report and 2025 Draft Budget

Re: Tim Byrne, CAO/Secretary-Treasurer

See 2024 ERCA highlights video [here](#)

Tim Byrne, ERCA CAO/Secretary-Treasurer, highlights the 2024 annual report and the 2025 draft budget. Members of Council view the ERCA video linked to the agenda reviewing accomplishments for the past year.

The Mayor opens the floor to questions from the Members.

A Member inquired on the County of Essex's motion regarding phragmites control across the County which was deferred for local municipalities to provide feedback on the issue. Mr. Byrne explains that there needs to be a unified approach with area municipalities, the County of Essex and the City of Windsor to develop a program to mitigate and prevent this invasive species throughout the region.

L. Communications

1. For Information:

- a. City of Peterborough dated January 21, 2025

Re: Bill 242, Safer Municipalities Act, 2024

- b. City of Woodstock dated January 9, 2025

Re: Funding for Ontario's Child Welfare Services Sector

- c. Town of Hanover dated February 6, 2025

Re: United States Imposition of Tariffs on Canada

Motion: RCM - 23/25

Moved by Councillor Alicia Higgison

Seconded by Councillor Rick Tonial

That Communications - For Information A through C as listed on the Tuesday, February 11, 2025, Regular Council Agenda, **be received.**

Carried

2. For Action:

There are no Communication items for action.

M. Update from County Council and Boards

County of Essex County Council

A Member advised that a notice of motion was presented to direct Administration to review the County's Procurement By-Law to buy Canadian when purchasing products or services. Administration will report back to County Council at the next scheduled meeting.

A Member advised that the County will be providing funding for the remainder of the year for the Leamington to Windsor transit route. County Council also will establish a working group to determine the local municipal interest in developing a regional transit service.

Tecumseh Business Improvement Area

A Member advised the recruitment status of the BIA Coordinator position.

N. Committee Minutes

1. Town of Tecumseh Business Improvement Area dated January 22, 2025

Motion: RCM - 24/25

Moved by Councillor Alicia Higgison
Seconded by Councillor James Dorner

That the January 22, 2025, minutes of the Business Improvement Area Board of Management as were delivered to the members, **be accepted.**

Carried

O. Reports

1. Community & Recreation Services

a. CRS-2025-03 Town of Tecumseh Energy Management Update

Motion: RCM - 25/25

Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Tania Jobin

That Report CRS-2025-01 entitled "Town of Tecumseh Energy Management Update", **be received;**

And that the updated 2024 Energy Conservation and Demand Management Plan attached to Report CRS-2025-01 **be endorsed.**

Carried

2. Development Services

a. DS-2025-05 Draft Plan of Condominium Exemption Request, 205 Lesperance Road

Motion: RCM - 26/25

Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Alicia Higgison

That Report DS-2025-05 titled "Exemption from Draft Plan of Condominium Approval, County of Essex File 37-CD-24007, Carsten Manor – 215 Lesperance Road", **be received;**

And that the proposed plan of condominium application to the County of Essex (the Approval Authority) filed by Suburban Construction & Management Ltd. (County of Essex File No. 37-CD-24007) to create 24 condominium units within four apartment buildings containing six residential units each, situated on a 0.38-hectare (0.94 acre) parcel of land

at the southwest corner of Lesperance Road/Dillon Drive intersection, **be supported**;

And further that the request to the County of Essex to exempt the proposed plan of condominium from the requirement for draft approval, in accordance with Section 9 of the Condominium Act, **be supported**;

And further that the County of Essex **be advised** of Council's support for the exemption from the requirement for draft approval for the proposed plan of condominium and that the Town of Tecumseh does not have any additional conditions that it wishes to be imposed on the approval of the application.

Carried

- b. DS-2025-06 Housing Accelerator Fund: Initiative 4 – Revised Residential Parking Requirements Proposed Zoning By-law Amendment, Scheduling of a Public Meeting

Motion: RCM - 27/25

Moved by Councillor Alicia Higgison
Seconded by Councillor Rick Tonial

That Report DS-2025-06 entitled "Expanding Housing Choices and Improving Affordability Housing Accelerator Fund: Initiative 4 – Revised Residential Parking Requirements, Proposed Zoning By-law Amendment, Scheduling of a Public Meeting," **be received**;

And that the scheduling of a public meeting, to be held on Tuesday, March 11, 2025 at 4:30 pm, in accordance with the *Planning Act*, for proposed housekeeping Zoning By-law Amendments to Tecumseh Zoning By-laws 1746, 2065 and 85-18, which will amend the existing parking requirements of each respective By-law, having the effect of reducing the minimum required number of parking spaces to 1.25 spaces per dwelling unit for all apartment type dwellings and multi-unit dwellings (duplex, triplex, townhouse), in accordance with Initiative No. 4 of the Housing Accelerator Fund, **be authorized**.

Carried

- c. DS-2025-07 Housing Accelerator Fund: Initiative 2 – Pre-zoning for Medium and High Density Residential on Lands Designated Main Street Mixed-Use, Proposed Zoning Bylaw Amendment, Scheduling of a Public Meeting

Motion: RCM - 28/25

Moved by Councillor Alicia Higgison
 Seconded by Councillor James Dorner

That Report DS-2025-07 entitled “Expanding Housing Choices and Improving Affordability Housing Accelerator Fund: Initiative 2 – Pre-zoning for Medium and High Density Residential on Lands Designated Main Street Mixed-Use, Proposed Zoning Bylaw Amendment, Scheduling of a Public Meeting”, **be received**;

And that the scheduling of a public meeting, to be held on Tuesday, March 11, 2025 at 4:30 pm, in accordance with the *Planning Act*, for a proposed Zoning By-law Amendment to Tecumseh Zoning By-law 1746, which will pre-zone lands that are currently designated Main Street Mixed-Use in the Official Plan to permit Missing Middle housing and mid-rise apartments up to a maximum of six storeys, in accordance with the Tecumseh Official Plan and Initiative No. 2 of the Housing Accelerator Fund, **be authorized**.

Carried

- d. DS-2025-08 Housing Accelerator Fund: Initiative 3 – Residential Intensification in the Manning/Tecumseh District Proposed Official Plan and Zoning By-law Amendments, Scheduling of a Public Meeting

Motion: RCM - 29/25

Moved by Councillor Rick Tonial
 Seconded by Councillor Alicia Higgison

That Report DS-2025-08 entitled “Expanding Housing Choices and Improving Affordability, Housing Accelerator Fund: Initiative 3 – Residential Intensification in the Manning/Tecumseh District, Proposed Official Plan and Zoning By-law Amendments, Scheduling of a Public Meeting”, **be received**;

And that the scheduling of a public meeting, to be held on Tuesday, March 11, 2025 at 4:30 pm, in accordance with the *Planning Act*, for proposed Official Plan and Zoning By-law Amendments to the Tecumseh Official Plan and Tecumseh Zoning By-laws 1746 and 2065, which will redesignate and rezone lands in the Manning/Tecumseh District to permit residential intensification (multi-unit residential) and new mixed-use development and redevelopment, in accordance with Report DS-2025-08 and Initiative No. 3 of the Housing Accelerator Fund, **be authorized**.

Carried

3. Legislative & Clerk Services

- a. LCS-2025-03 Amendment to By-Law 2001-36 Traffic By-Law

Motion: RCM - 30/25

Moved by Councillor Rick Tonial
Seconded by Councillor Alicia Higgison

That Report LCS-2025-03 entitled "Amendment to By-Law 2001-26 Traffic By-Law", **be received**;

And that By-Law 2025-018 amending the Traffic By-Law 2001-36 **be considered** for first, second, third and final reading.

Carried

4. Public Works & Engineering Services

- a. PWES-2025-06 Active Transportation Fund, 2025 Capital Stream – Riverside Drive Multi-Use Trail Extension and Safety Enhancements

Motion: RCM - 31/25

Moved by Councillor Rick Tonial
Seconded by Councillor Alicia Higgison

That Report PWES-2025-06 Active Transportation Fund, 2025 Capital Stream –Riverside Drive Multi-Use Trail Extension and Safety Enhancements, **be received**;

And that Administration **be authorized** to submit an application to the federal government for funding under the Active Transportation Fund 2025 Capital Stream for the Riverside Drive Multi-Use Trail Extension and Safety Enhancements project, which includes a future commitment to install a multi-use recreational trail on the south side of Riverside Drive (from Arlington Boulevard to Kensington Boulevard) and other enhancements, including streetlighting, accessibility features, and pedestrian crossing treatments;

And further that the Chief Financial Officer and the Director of Public Works & Engineering Services **be authorized** to sign any required documents necessary to complete the application and subsequent documentation to the Active Transportation Fund.

Carried

5. Technology & Client Services

- a. TCS-2025-01 2025-2029 TCS Capital Works Plan

Motion: RCM - 32/25

Moved by Councillor Alicia Higgison
Seconded by Councillor Tania Jobin

That Report TCS-2025-01 entitled "2025-2029 TCS Capital Works Plan", **be received**;

And that 2025 Technology & Client Services (TCS) Capital Projects summarized in Attachment 1 to Report TCS-2025-01 **be approved**;

And further that the 2025 TCS Capital Projects (\$316,500 in total) **be funded** in part through the Technology & Client Services Lifecycle Reserve in the amount of \$181,000;

And further that the balance of the 2025 TCS Capital Projects in the amount of \$135,500 **be funded** from the Infrastructure Reserve.

Carried

P. By-Laws

1. By-Law 2025-017 Fuze Apartment Building

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 (Removal of Holding (H) Zone Symbol - Petretta/FUZE Residential Apartments, Northerly Portion of Manning Road Secondary Plan Area)

2. By-Law 2025-018 Amendment to Traffic By-law 2001-36

Being a by-law to amend By-Law 2001-36, a by-law to regulate traffic and parking on highways and private roadways under the jurisdiction of The Corporation of the Town of Tecumseh

3. By-Law 2025-019 False Alarm - Police Services

Being a by-law to impose fees and charges for services provided by the Ontario Provincial Police on behalf of the Corporation of the Town of Tecumseh relating to reducing false security alarms in the Town of Tecumseh

Motion: RCM - 33/25

Moved by Councillor Rick Tonial
Seconded by Councillor Tania Jobin

That By-Law 2025-017 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 (Removal of Holding (H) Zone Symbol - Petretta/FUZE Residential Apartments, Northerly Portion of Manning Road Secondary Plan Area);

That By-Law 2025-018 being a by-law to amend By-Law 2001-36, a by-law to regulate traffic and parking on highways and private roadways under the jurisdiction of The Corporation of the Town of Tecumseh;

That By-Law 2025-019 being a by-law to impose fees and charges for services provided by the Ontario Provincial Police on behalf of The Corporation of the Town of Tecumseh relating to reducing false security alarms in the Town of Tecumseh.

Be given first and second reading.

Carried

Motion: RCM - 34/25

Moved by Councillor James Dorner

Seconded by Councillor Rick Tonial

That By-Law 2025-017 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 (Removal of Holding (H) Zone Symbol - Petretta/FUZE Residential Apartments, Northerly Portion of Manning Road Secondary Plan Area);

That By-Law 2025-018 being a by-law to amend By-Law 2001-36, a by-law to regulate traffic and parking on highways and private roadways under the jurisdiction of The Corporation of the Town of Tecumseh;

That By-Law 2025-019 being a by-law to impose fees and charges for services provided by the Ontario Provincial Police on behalf of The Corporation of the Town of Tecumseh relating to reducing false security alarms in the Town of Tecumseh.

Be given third and final reading.

Carried

Q. Unfinished Business

1. February 11, 2025

The Members receive the Unfinished Business listing for Tuesday, February 11, 2025.

R. New Business

Windsor Essex Economic Trade Task Force

The Chief Administrative Officer advises on the response plans regarding the U.S tariff situation with Invest Windsor Essex and the Windsor Essex Chamber of Commerce. Together, these agencies are chairing a Windsor-Essex Economic Trade Task Force to bring together local businesses, leaders and community stakeholders to serve as a unified voice for economic development and trade in the area.

Inclement Weather Conditions

In light of the weather forecast for a big snow storm this week, a Member requested that communications be posted on the Town's website asking residents to remove parked vehicles on streets in an effort for effective snow removal.

S. Motions

1. Confirmatory By-Law 2025-020

Motion: RCM - 35/25

Moved by Councillor Tania Jobin
Seconded by Deputy Mayor Joe Bachetti

That By-Law 2025-020 being a by-law to confirm the proceedings of the Tuesday, February 11, 2025, 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

There are no Notices of Motion presented to Council.

U. Next Meeting

Tuesday, February 25, 2025

4:00 pm In Camera Meeting

5:00 pm Public Council Meeting - OP/ZBA 5881 Malden Road

5:30 pm Public Council Meeting - J C Smith & McPherson Drain

6:00 pm Court of Revision - 11th Concession and East McPherson Drain

6:30 pm Personnel Committee Meeting

7:00 pm Regular Council Meeting

V. Adjournment

Motion: RCM - 36/25

Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Alicia Higgison

That there being no further business, the Tuesday, February 11, 2025 Regular Council **be adjourned** at 8:49 pm.

Carried

Gary McNamara, Mayor

Robert Auger, Clerk