

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

Tecumseh Council meets in public session on Tuesday April 9, 2019, in the Council Chambers, 917 Lesperance Road, Tecumseh, Ontario at 6:00 pm.

**1. Call to Order**

The Mayor calls the meeting to order at 6:05 pm.

**2. Roll Call**

Present:

Mayor	Gary McNamara
Deputy Mayor	Joe Bachetti
Councillor	Bill Altenhof
Councillor	Andrew Dowie
Councillor	Brian Houston
Councillor	Rick Tonial

Absent:

Councillor	Tania Jobin
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Also Present:

Chief Administrative Officer	Margaret Misk-Evans
Director Public Works & Environmental Services	Phil Bartnik
Director Planning & Building Services	Brian Hillman
Director Corporate Services & Clerk	Laura Moy
Manager Planning Services	Chad Jeffery
Administrative Assistant to the Director Corporate Service & Clerk	Sue White

**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 a proposed Zoning By-law amendment to rezone a 2.9 acre parcel of land on the south side of North Talbot Road, 95 metres east of its intersection with Walker Road from "Neighbourhood Commercial Zone" to a site specific "Business Park Zone".

The subject parcel of land is designated "Business Park" in the Sandwich South Official Plan. The rezoning will permit the future development of the lands for a range of light industrial and commercial uses.

**5. Delegations**

**1. Al Gatti, Solicitor and Rui Matos, Principle Signature Contractors Windsor Inc.**

Mr. Gatti advises that after having heard the Manager Planning Services report summary, he does not feel the need to offer further comments.

Mr. Matos notes that his business is local and requires expansion. Most of their space is in the Oldcastle Industrial Area along with the group of companies next door. Only a small corner of the land is being proposed for Business Park Zone and there was still opportunity for commercial. Mr. Matos advised that his office is

located next door to the Tim's Horton's and he does not see any foot traffic from the Greenway. As investors, decisions are made based on current demand and he is trying to expand and bring more business to the community.

The Mayor opens the floor to comments from the public.

## **2. Judy Wellwood-Robson, Resident**

Ms. Wellwood-Robson is a long-time resident of the Oldcastle area and is a member of Friends of Oldcastle Development (F.O.O.D.). She acknowledges that Council is looking at one parcel of land, however with limited lands available in Oldcastle, it is important to determine how the remaining lands are developed.

At a previous presentation to Council, Council unanimously passed the need for a secondary or detailed plan for the Oldcastle area that has a strong industrial and commercial component, residential needs, and a walkable community. She states that without a secondary or detailed plan, there is no way to determine needs for commercial spaces, and the establishment of residential areas. She notes that she has never seen land for sale on that property.

Ms. Wellwood-Robson advised that she conducted an unscientific study on Sunday, April 7, 2019, and notes that there were 23 lots available, and 141 acres of land for light industry/employment lands. She will provide the Clerk's Department with a booklet of information she compiled, as well as a memory stick of a PowerPoint presentation.

In summary, Ms. Wellwood-Robson reiterates that the goal was to have a strong, sustainable, balanced community. Residents feel that the industrial centre hurts the residents who remember a strong agricultural community and residents want it to be vital as it used to be. She feels that the amendment is premature and that the Town needs to look at residential areas and sufficient land for Neighbourhood Commercial Zones.

Councillor Brian Houston inquires on what businesses are classified as "Neighbourhood Commercial Zone". Manager Planning Services advises that it is retail, convenience stores and offices.

The Director Planning and Building Services reviews the evolution of industrial development in Oldcastle over the past 60 years. He advises that it remains the commitment of the municipality that the new Official Plan will contain policies establishing the future undertaking of a special planning study to determine the preferred long-term use on lands identified as Hamlet Development. He clarifies that Hamlet Development lands are synonymous with a future development designation on greenfield sites. This type of special planning study is not required prior to considering development proposals on lands that are currently designated for development such as the subject application, which is within a Business Park designation in the Official Plan. The subject application is requesting that the lands be zoned in the Zoning By-law to a Business Park zone permitting industrial and commercial uses, consistent with the Official Plan designation.

For these reasons, he advises that the application is not deemed to be premature. He further confirms that the Del Duca property has been going through a very unique process in keeping with the associated Ontario Municipal Board decision and that it includes consideration of a primarily residential component and a small neighbourhood commercial component that is going out for public and agency input at the end of April. He advises that he was directly involved with the Maidstone Hamlet Secondary Plan process and that the lands involved in that study were originally identified as Hamlet Development, the same as the Official Plan's Hamlet Development designation on some lands in

Oldcastle. He further detailed the planning process undertaken by the Town as part of the development of the Maidstone Hamlet Secondary Plan. In addition, he further summarized the zoning history of the subject property and the fact that vacant land will remain in a commercial zone immediately north of the existing Tim Horton's for future potential commercial development. The significant regional traffic on Walker Road will be one of the main drivers supporting commercial development in this vicinity. He discussed the importance of multi-use trails and the Town's ongoing program to provide improved linkages to and from the Chrysler Canada Greenway. He summarized the rationale supporting the need for additional industrial-type lands, including those identified in the County Official Plan along the 401 corridor, and the regional significance of the current approximately 350 individual shops and businesses in Oldcastle.

Mayor Gary McNamara commented that the footpath is actually on private lands. He also noted that with the announcements made by Fiat Chrysler Automobiles (FCA) locally and Detroit. The Town needs to find a clear balance between industrial and residential lands so that tax rates do not go up too high.

Deputy Mayor Joe Bachetti advised that Councillor Tania Jobin sends her regrets and was unable to attend this meeting. He noted that no decision would be made tonight and inquired on the timelines. Manager Planning Services explained that following this meeting, staff would review the comments received and prepare a follow-up report for the next available meeting.

## 6. Communications

### 1. Notice of Public Meeting

Re: Proposed Zoning By-Law Amendment

### 2. Rui Matos Email dated March 26, 2019

### 3. Tim Hortons Letter dated April 4, 2019

### 4. Friends of Oldcastle Development dated April 1, 2019

Re: Objection to the Zoning By-Law Amendment

#### **Motion: PCM - 22/19**

Moved By Councillor Brian Houston

Seconded By Councillor Andrew Dowie

**That** Communications - For Information 1 through 4 as listed on the Tuesday, April 9, 2019 Public Council Meeting Agenda are received.

Carried

## 7. Reports

### 1. PBS-2019-05, D19 MATOS, Zoning By-law Amendment, South Side North Talbot Road, SCWI Enterprises

#### **Motion: PCM - 23/19**

Moved By Councillor Andrew Dowie

Seconded By Councillor Brian Houston

**That** Report PBS-2019-05, D19 MATOS Zoning By-law Amendment, South Side North Talbot Road, SCWI Enterprises be received.

Carried

**8. Adjournment**

Moved By Councillor Bill Altenhof  
Seconded By Councillor Joe Bachetti

**That** there being no further business, the Tuesday, April 9, 2019 meeting of the Public Council Meeting now adjourn at 6:57 pm.

Carried

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Gary McNamara, Mayor

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Laura Moy, Clerk