

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

Tecumseh Council meets in public session on Tuesday, July 9, 2019, in the Council Chambers, 917 Lesperance Road, Tecumseh, Ontario at 5:30 pm.

**1. Call to Order**

The Mayor calls the meeting to order at 5:30 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	Rick Tonial

Also Present:

Chief Administrative Officer	Margaret Misk-Evans
Director Parks & Recreation Services	Paul Anthony
Director Planning & Building Services	Brian Hillman
Director Financial Services & Chief Financial Officer	Tom Kitsos
Director Corporate Services & Clerk	Laura Moy
Director Fire Services & Fire Chief	Doug Pitre
Deputy Clerk & Manager Legislative Services	Jennifer Alexander
Manager Engineering Services	John Henderson
Manager Planning Services	Chad Jeffery
Deputy Fire Chief	Chad Mactier

**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 that the County of Essex (the Approval Authority) has received for approval of a Plan of Condominium on a 1.3 hectare (3.2 acre) property located on the north side of Tecumseh Road (14328 and 14346 Tecumseh Road), approximately 45 metres east of its intersection with Brighton Road.

The subject property is currently vacant and was once the location of the former Pud's Marina, which closed in 2017. The purpose of the application is to request Plan of Condominium Approval to permit the condominium ownership of the units within a five-storey, 64-unit condominium dwelling that is proposed to be constructed on the subject property. The Condominium approval will also include associated parking spaces, boat slips, storage areas and common areas.

The subject property is designated in a site specific "Medium Density Residential" designation in the St. Clair Beach Official Plan and zoned "Residential Type Three Zone (R3-13)" in the St. Clair Beach Zoning By-law 2065. The designation and zoning permit the construction of the proposed five-storey, 64-unit condominium dwelling.

In addition to the approval of the Plan of Condominium application by the County of Essex, it should be noted that Council approval of a site plan control agreement pertaining to the subject property will be required prior to the proposed development proceeding.

## 5. Delegations

Mr. David Petretta, applicant/owner was present at the meeting to answer any questions regarding the application.

## 6. Communications

### 1. Notice of Public Meeting for Plan of Condominium dated June 18, 2019

Re: 14328 and 14346 Tecumseh Road

#### Motion: PCM - 37/19

Moved by: Councillor Andrew Dowie

Seconded by: Councillor Tania Jobin

**That** Communications - For Information 6.1 as listed on the Tuesday, July 9, 2019 Public Council Meeting Agenda is received.

Carried

## 7. Reports

### 1. PBS-2019-20 D12 PETTEC, Petretta Condo, 14400 Tecumseh Road, Draft Plan of Condo Approval

Manager of Planning Services provides an overview of the application. He explains that there was extensive public consultation undertaken with regard to the application. As a result, the proposed Draft Plan of Condominium now includes:

- A total of 64 residential units (reduced from 65 units);
- 73 underground parking spaces reserved for individual unit owners;
- 20 boat slips for the exclusive use of individual unit owners;
- 70 storage areas associated with the individual dwelling units; and
- Common areas associated with the condominium development such as landscaped areas, walkways, 76 aboveground parking spaces, two underground barrier-free parking spaces, fitness centre, multi-purpose room, lounge and lobby area. The proposed development does not include any commercial uses on the first floor as originally planned.

Manager of Planning Services advises that the removal of the Holding symbol (H) on the subject property is contingent upon the execution and registration of a site plan control agreement. Based on Administration's review of the proposed Plan of Condominium, Administration is recommending that Town Council support the Draft Plan of Condominium Approval of County File No. 37-CD-19001, subject to the County of Essex providing the following conditions:

- That the Owner enter into a site plan control agreement with the Town of Tecumseh wherein the Owner agrees to satisfy all the requirements, design, engineering, financial and otherwise, of the Town concerning but not limited to the payment of development charges, driveway access, surface parking, sidewalks, landscaping details, fencing details, lighting details, installation of

services, sanitary sewerage collection system, water distribution system, utilities and stormwater management facilities for the development of the lands, including those works required off-site;

- That the Owner engage the services of a qualified engineer to complete a Stormwater Management Study to address stormwater quantity and quality to the satisfaction of the Town and that the site plan control agreement between the Owner and the Town, where required, contain a provision requiring the construction of the works by the Owner as identified in the Stormwater Management Study; and
- That prior to final approval by the Approval Authority, the Approval Authority is to be advised by the Town that this proposed Plan of Condominium conforms to the Zoning By-law in effect.

**Motion: PCM - 38/19**

Moved by: Deputy Mayor Bachetti  
Seconded by: Councillor Brian Houston

**That** the granting of Draft Plan of Condominium Approval by the County of Essex (the Approval Authority) for the application filed by 2593430 Ontario Limited (County of Essex File No. 37-D-19001) for a five-storey, 64-unit condominium dwelling on a 1.3 hectare (3.2 acre) property located on the north side of Tecumseh Road (14328-14346 Tecumseh Road), approximately 45 metres east of its intersection with Brighton Road, be supported, subject to the inclusion of appropriate conditions as noted in PBS-2019-20;

**And that** the County of Essex be advised of Council's support for County of Essex File No. 37-D-19001, along with the associated requested conditions of draft Plan of Condominium approval.

Carried

**8. Adjournment**

**Motion: PCM - 39/19**

Moved by: Councillor Brian Houston  
Seconded by: Councillor Bill Altenhof

**That** there being no further business, the Tuesday, July 9, 2019 meeting of the Public Council Meeting now adjourn at 6:00 pm.

Carried

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Gary McNamara, Mayor

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Laura Moy, Clerk