

## **Regular Meeting of Council**

### **Minutes**

Date: Tuesday, September 10, 2019  
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 Bill Altenhof  
Councillor Andrew Dowie  
Councillor Brian Houston  
Councillor Tania Jobin

#### **Absent:**

Councillor Rick Tonial

#### **Also Present:**

Chief Administrative Officer, Margaret Misek-Evans  
Director Parks & Recreation Services, Paul Anthony  
Director Public Works & Environmental Services, Phil Bartnik  
Director Planning & Building Services, Brian Hillman  
Director Financial Services & Chief Financial Officer, Tom Kitsos  
Director Corporate Services & Clerk, Laura Moy  
Deputy Clerk & Manager Legislative Services, Jennifer Alexander  
Manager Facilities, Ray Hammond  
Manager Strategic Initiatives, Lesley Reeves  
Deputy Treasurer & Tax Collector, Zora Visekruna

#### **Others:**

Acting Deputy Fire Chief, Larry Morand

#### **A. Order**

The Mayor calls the meeting to order at 7:36 pm.

#### **B. Moment of Silence**

The Members of Council and Administration observe a moment of silence.

#### **C. National Anthem**

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

**D. Roll Call**

**E. Disclosure of Pecuniary Interest**

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

**F. Minutes**

**1. Regular Council Meeting- August 13, 2019**

**Motion: RCM - 267/19**

Moved by Councillor Brian Houston

Seconded by Councillor Andrew Dowie

**That** the minutes of the August 13, 2019 Regular Meeting of Council, as were duplicated and delivered to the members, are adopted, as amended.

Carried

**G. Supplementary Agenda Adoption**

**Motion: RCM - 268/19**

Moved by Councillor Andrew Dowie

Seconded by Deputy Mayor Joe Bachetti

**That** the supplementary items added to the Regular Meeting Agenda regarding the amendments to the 2020 Pre Budget Council Consultation Presentation for the September 10, 2019 meeting of Council, be approved.

Carried

**H. Delegations**

**1. Tom Kitsos, Director Financial Services & Chief Financial Officer**

Re: 2020 Pre Budget Council Consultation

An introductory presentation on the 2020 Business Plan and Budget is given. Members are advised that the approved Strategic Priorities are top-of-mind. The multi-year budget process, along with the 2020 Budget Timelines approved earlier, including the public consultation and survey process are re-stated.

The pressures and drivers for the 2020 Budget are explained by the Director Financial Services. On a conservative basis, assessment growth is expected in 2020.

A summary of staff enhancements will be presented during budget presentations offering further details, including how the enhancements will improve operations and service delivery.

Lifecycle/Capital expenditures are expected to increase due to future improvements called for new capital requirements, trails/pathways, Community Improvement Plan (CIP) streetscape improvements, Sportsplex, Town Hall renovations and a new fire truck. When new infrastructure is introduced, it becomes included in Lifecycle for future maintenance.

Unfunded capital projects are listed for the benefit of the Members, based on priority and year.

Water and wastewater rates are explained as they relate to the budget and impact, as well as sanitary rates. Comparative rates for water and sanitary rates for the area municipalities are shown, highlighting the Town as among the lowest.

Drivers that may impact the budget and which cannot be quantified include, but are not necessarily limited to, bargaining with CUPE and the OPP Contract which expires next year, education and county levies, Essex Region Conservation Authority and Essex-Windsor Solid Waste Authority.

Some financial metrics are shown demonstrating reserves for Rate Stabilization, post retirement benefits and the Infrastructure Levy.

The purpose of this presentation is to generate discussion and gather input on the 2020 draft budget preparation.

**Motion: RCM - 269/19**

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Brian Houston

**That** the 2020 Pre Budget Council Consultation Presentation be received.

Carried

**I. Communications - For Information**

**1. Norfolk County Letter dated August 13, 2019**

Re: Request for Provincial Response to Address Leaking Gas Wells

**2. Town of Bradford West Gwillimbury dated August 14, 2019**

Re: The Never Forgotten National Memorial

**3. Public Notice dated August 22, 2019**

Re: Notice of Intention to Remove Holding "H" Zone Symbol

**4. Township of McKellar dated July 16, 2019**

Re: Municipal Amalgamation

**5. Township of Lake of Bays dated August 20, 2019**

Re: Support for Township of McKellar's Resolution dated July 15, 2019 with respect to Municipal Amalgamation.

**6. Municipality of Hastings Highlands dated August 17, 2019**

Re: Municipal Amalgamation

**7. Town of Kingsville dated August 21, 2019**

Re: Municipal Amalgamation

**8. Ontario Energy Board Notice to Customers of Enbridge Gas Inc. dated August 14, 2019**

Re: 2018 Disposition of Deferral & Variance Account Balances and 2018 Utility Earnings - Notice of Application

**9. Town of Lakeshore dated August 15, 2019**

Re: Notice of the Passing of a Zoning By-Law Amendment

**10. Town of Kingsville dated August 23, 2019**

Re: Town of Kingsville support of Town of Halton Hills' Resolution regarding  
Reducing Litter and Waste in our Communities

**11. Mayor Gary McNamara dated August 26, 2019**

Re: Letter to Honourable Christine Elliott, Minister of Health and Long Term Care regarding Mega Hospital

**12. Mayor Gary McNamara dated August 21, 2019**

Re: Letter of appreciation to Minister Caroline Mulroney, Minister of Transportation, regarding announcement of widening Provincial Highway No. 3

**13. Ministry of Municipal Affairs and Housing dated September 4, 2019**

Re: Bill 108, More Homes, More Choice Act, 2019

In response to a query, Director Planning & Building Services gives a brief summary of some of the changes that will be forthcoming in relation to Bill 108.

**14. Essex Region Conservation Authority dated September 5, 2019**

Re: Upper Little River Watershed Master Drainage and Stormwater Management Plan

**Motion: RCM - 270/19**

Moved by Councillor Tania Jobin

Seconded by Councillor Andrew Dowie

**That** Communications - For Information 1 through 14 as listed on the Tuesday, September 10, 2019 Regular Council Agenda are received.

Carried

**J. Communications - Action Required**

There are no Communications - Action Required presented to Council.

**K. Committee Minutes**

**1. Senior Advisory Committee Minutes - July 25, 2019**

**Motion: RCM - 271/19**

Moved by Councillor Tania Jobin

Seconded by Councillor Brian Houston

**That** the July 25, 2019 minutes of the Senior Advisory Committee, as were duplicated and delivered to the Members of Council, are accepted.

Carried

**2. Court of Revision - Wellwood Drain - August 13 2019**

**Motion: RCM - 272/19**

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Brian Houston

**That** the August 13, 2019 minutes of the Court of Revision - Wellwood Drain, as were duplicated and delivered to the Members of Council, are accepted.

Carried

**3. Town of Tecumseh Business Improvement Area - August 21, 2019**

**Motion: RCM - 273/19**

Moved by Councillor Bill Altenhof

Seconded by Councillor Brian Houston

**That** the August 21, 2019 minutes of the Town of Tecumseh Business Improvement Area, as were duplicated and delivered to the Members of Council, are accepted.

Carried

**L. Reports**

**1. Corporate Services & Clerk**

**a. CS-2019-21 Council Meetings in 2020**

**Motion: RCM - 274/19**

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Brian Houston

**That** the following Regular Council Meeting dates in 2020, be cancelled:

- Tuesday, June 9, 2020;
- Tuesday, August 25, 2020; and
- Tuesday, December 22, 2020.

**And that** notice of the Regular Council Meeting dates be posted to the Town's website and linked to its Social Media Pages (Facebook and Twitter), as well as publicized in the local newspapers when practical.

Carried

**b. CS-2019-13 Council Conferences for 2020**

**Motion: RCM - 275/19**

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Andrew Dowie

**That** Members of Council be authorized to attend the following conferences scheduled to be held in 2020, in accordance with the Town's Travel Policy No. 14 and Professional Development Policy No. 73:

| Event                                                                         | Dates                  | Location          |
|-------------------------------------------------------------------------------|------------------------|-------------------|
| AMO AGM & Annual Conference                                                   | August 16 - 19, 2020   | Ottawa, ON        |
| FCM Annual Conference and Trade Show                                          | June 4 - 7, 2020       | Toronto, ON       |
| Festivals and Events Ontario Conference                                       | February 25 - 27, 2020 | Richmond Hill, ON |
| Great Lakes and St. Lawrence Cities Initiatives Annual Meeting and Conference | To be determined.      | Quebec City, QC   |
| OGRA Annual Conference                                                        | February 23 - 26, 2020 | Toronto, ON       |
| OSUM Conference and Trade Show                                                | To be determined.      | To be determined  |
| ROMA Annual Conference                                                        | January 18 - 21, 2020  | Toronto, ON       |

Carried

**2. Financial Services**

- a. FS-2019-11 2018 Annual Report on Investment and Cash Management

**Motion: RCM - 276/19**

Moved by Councillor Brian Houston

Seconded by Councillor Bill Altenhof

**That** the 2018 Annual Report on Investment and Cash Management be received for information.

Carried

**3. Fire & Emergency Services**

- a. FIRE-2019-06 Tecumseh Fire Services - Q2 2019 Update

**Motion: RCM - 277/19**

Moved by Councillor Brian Houston

Seconded by Councillor Andrew Dowie

**That** Report FIRE-2019-06 Tecumseh fire Services- Q2 2019 Update be received.

Carried

**4. Parks & Recreation Services**

- a. PRS-2019-12 Tecumseh Sportsplex Fundraising Program

**Motion: RCM - 278/19**

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Tania Jobin

**That** the Town of Tecumseh, authorize staff to proceed with developing a community fundraising program made up of a citizen based fundraising committee with staff support;

**And that**, a contracted fundraising coordinator be secured to oversee the building of the fundraising committee and program, so that upon final project funding approval the fundraising program can commence;

**And further that**, Council strike a subcommittee of three (3) members comprised of the Mayor, Deputy Mayor, and Councillor Rick Tonial to appoint a chair or co-chairs to lead the citizen based fundraising committee;

**And further that**, the Council subcommittee and chair or co-chairs be authorized to appoint members of the fundraising committee following an open recruitment process;

**And furthermore that**, all future associated cost for the community fundraising program will be incorporated into future operating budgets, commencing with the 2020 budget cycle.

Carried

- b. PRS-2019-11 Energy Conservation and Demand Management Plan Annual Review

**Motion: RCM - 279/19**

Moved by Councillor Brian Houston

Seconded by Councillor Andrew Dowie

**That** Report PRS-2019-11, Energy Conservation and Demand Management Plan Review, be received for information.

Carried

**5. Public Works & Environmental Services**

- a. PWES-2019-42 Appointment of Drainage Engineer - East Townline Drain (St. Clair Outlet)

**Motion: RCM - 280/19**

Moved by Councillor Brian Houston

Seconded by Councillor Andrew Dowie

**That** Dillon Consulting Ltd. (Dillon) be appointed Drainage Engineer to make an examination of the East Townline Drain - St. Clair Outlet drainage area as submitted by the Director Public Works & Environmental Services in the "Notice of Request for Drain Improvement" dated July 8, 2019;

**And that** a Drainage Report be prepared in accordance with Section 78 of the *Drainage Act* (Act), including provisions for future maintenance.

Carried

- b. PWES -2019-44 Appointment of Drainage Engineer - Malden Road East Drain

**Motion: RCM - 281/19**

Moved by Councillor Andrew Dowie

Seconded by Councillor Brian Houston

**That** N.J. Peralta Engineering Ltd. be appointed Drainage Engineer to make an examination of the Malden Road East Drain (Drain) as submitted by the owner of Roll No. 400000024000000 in the "Notice of Request for Drain Improvement" dated July 23, 2019;

**And that** a Drainage Report is prepared in accordance with Section 78 of the *Drainage Act* (Act), including provisions for future maintenance of the Drain.

Carried

- c. PWES-2019-45 Appointment of Drainage Engineer - Colchester Townline Drain

**Motion: RCM - 282/19**

Moved by Councillor Brian Houston  
Seconded by Councillor Bill Altenhof

**That** Gerard Rood, P.Eng., Rood Engineering Inc. be appointed Drainage Engineer to make an examination of the Colchester Townline Drain (Drain) and drainage area as submitted by the Town in the "Notice of Request for Drain Improvement" dated September 25, 2018;

**And that** a Drainage Report be prepared in accordance with Section 78 of the *Drainage Act (Act)*, including provisions for future maintenance of the Drain.

Carried

- d. PWES-2019-43 Tecumseh Road and Lacasse Boulevard Intersection Analysis - Traffic Analysis and Recommendations

**Motion: RCM - 283/19**

Moved by Councillor Andrew Dowie  
Seconded by Councillor Brian Houston

**That** Report PWES-2019-43 Tecumseh Road/Lacasse Boulevard Intersection Analysis – Traffic Analysis and Recommendations be received.

Carried

**6. Planning & Building Services**

- a. PBS-2019-30 CWATS, Proposed 2020 Projects for Town of Tecumseh

**Motion: RCM - 284/19**

Moved by Deputy Mayor Joe Bachetti  
Seconded by Councillor Bill Altenhof

**That** PBS-2019-30 – County Wide Active Transportation System (CWATS) and Municipal Partnership Program (MPP), Town of Tecumseh 2020 Proposed Projects, be received;

**And that** with respect to Proposed 2020 CWATS Project – Portion of Segment Tec-4: Detailed Design of Bike Lanes on Manning Road (from Riverside Drive to St. Gregory's Road):

1. The total estimated cost of the bike lanes' detailed design of \$20,000 (excluding H.S.T.), with Tecumseh's share being \$12,000 (60%) and the County's share being \$8,000 (40%), in accordance with the CWATS cost-sharing arrangement, be endorsed;

2. An application “Form A – CWATS Segment Request” be submitted to the CWATS Implementation Committee for its consideration; and
3. Funding for this project from the Infrastructure Reserve (Attachment 3), be approved.

**And further that** with respect to Proposed 2020 Municipal Partnership Program (MPP) - Bike Repair Stations at Town Hall and Optimist Park:

1. The total estimated cost of the two bike repair stations of \$6,808 (excluding H.S.T.), with Tecumseh’s share being \$3,404 (50%) and the County’s share being \$3,404 (50%), in accordance with the MPP cost-sharing arrangement, be endorsed;
2. An application “Form D – Municipal Partnership Program” be submitted to the CWATS Implementation Committee for its consideration; and
3. Funding for this project from the Infrastructure Reserve (Attachment 3), be approved.

Carried

- b. PBS-2019-31 Ontario Priorities Housing Initiative, 2019 Rental Housing Component

**Motion: RCM - 285/19**

Moved by Councillor Brian Houston

Seconded by Councillor Tania Jobin

**That** the Town’s participation in the Ontario Priorities Housing Initiatives (OPHI), 2019 Rental Housing Component of the Community Housing Renewal Strategy, be confirmed;

**And that** the mandatory program requirements identified under the OPHI, requiring setting the property tax rate for multi-unit residential units receiving capital program funding at the effective rate equivalent to the Single Residential Rate for the Town, or by providing a grant-in-lieu to have the same effect, be provided.

Carried

- c. PBS-2019-32 Site Plan Control Approval, 2070 Fasan Drive

**Motion: RCM - 286/19**

Moved by Councillor Brian Houston

Seconded by Councillor Bill Altenhof

**That** “Overall Site Plan – A1.0”, as prepared by Rosati Construction, and attached to PBS-2019-32 as Attachment 2, which depicts a 580 square metre (6,250 square foot) industrial addition, along with associated on-site works on a 0.41 hectare (1.03 acre) property located on the north side of Fasan Drive (2070 Fasan Drive), be approved, subject to:

- i. the Owner depositing with the Town security in the form of cash or letter of credit in the amount of ten thousand dollars (\$10,000) to ensure that all of the services and other obligations of the Owner are completed to the satisfaction of the Town, which cash or letter of credit security deposit shall be returned to the Owner upon completion and final inspection of all obligations of the Owner as shown on the aforementioned plans;
- ii. final stormwater management design, stormwater management calculations, and associated site service drawings being approved by the Town;

all of which is in accordance with Section 41 of the *Planning Act, R.S.O. 1990*.

Carried

**M. By-Laws****1. By-Law 2019-65**

Being a by-law to authorize the execution of Transfer Payment Agreement with Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing and The Corporation of the Town of Tecumseh under the National Disaster Mitigation Program.

**2. By-Law 2019-66**

Being a by-law to amend By-law 2065, the Town's Comprehensive Zoning By-law for those lands in the former Village of St. Clair Beach

(Removal of Holding Zone Symbol “H”, affecting a 1.3 hectare property located on the north side of Tecumseh Road, 14400 Tecumseh Road Harbour Club Condo – Petretta Construction)

**3. By-Law 2019-67**

Being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and 2593430 Ontario Limited.

**4. By-law 2019-68**

Being a by-law to confirm and appoint certain officers, servants and employees of The Corporation of the Town of Tecumseh

**Motion: RCM - 287/19**

Moved by Councillor Brian Houston

Seconded by Councillor Tania Jobin

**That** By-law 2019-65 being a by-law to authorize the execution of Transfer Payment Agreement with Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing and The Corporation of the Town of Tecumseh under the National Disaster Mitigation Program.

**That** By-law 2019-66 being a by-law to amend By-law 2065, the Town's Comprehensive Zoning By-law for those lands in the former Village of St. Clair Beach

(Removal of Holding Zone Symbol "H", affecting a 1.3 hectare property located on the north side of Tecumseh Road, 14400 Tecumseh Road Harbour Club Condo – Petretta Construction);

**That** By-law 2019-67 being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and 2593430;

**That** By-law 2019-68 being a by-law to confirm and appoint certain officers, servants and employees of The Corporation of the Town of Tecumseh.

Be given first and second reading.

Carried

**Motion: RCM - 288/19**

Moved by Councillor Brian Houston

Seconded by Deputy Mayor Joe Bachetti

**That** By-law 2019-65 being a by-law to authorize the execution of Transfer Payment Agreement with Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing and The Corporation of the Town of Tecumseh under the National Disaster Mitigation Program.

**That** By-law 2019-66 being a by-law to amend By-law 2065, the Town's Comprehensive Zoning By-law for those lands in the former Village of St. Clair Beach

(Removal of Holding Zone Symbol “H”, affecting a 1.3 hectare property located on the north side of Tecumseh Road, 14400 Tecumseh Road Harbour Club Condo – Petretta Construction);

**That** By-law 2019-67 being a by-law to authorize the execution of a Site Plan Control Agreement between The Corporation of the Town of Tecumseh and 2593430;

**That** By-law 2019-68 being a by-law to confirm and appoint certain officers, servants and employees of The Corporation of the Town of Tecumseh.

Be given third and final reading.

Carried

**N. Unfinished Business**

**1. September 10, 2019**

The Members receive the Unfinished Business listing for Tuesday, September 10, 2019.

**O. New Business**

**Corn Festival**

Gratitude is expressed to the Parks & Recreation staff for their work on a successful event.

**South Talbot Road Bike Lanes**

In response to an inquiry regarding the bike lanes on South Talbot Road, the Director Public Works & Environmental Services explains that the reconstruction consisted of replacement of the existing road pavement and that the existing cross-section did not allow for dedicated bike lanes due to the roadside drains on either side. The CWATS plan indicates this road is a signed road only for connectivity to bike lanes in the area. It was also identified that the main east-west route for bike lanes is further to the north, between South Talbot Road and Highway 3, on the recently constructed ERCA Trail that connects the Chrysler Greenway to the Parkway Trails.

**Town of Tecumseh Business Improvement Area (BIA)**

The BIA has now moved to their new location on 12122 Tecumseh Road East.

**Police Service Board**

At the next Police Service Board meeting, it is requested that Administration raise traffic enforcement issues regarding speeding and failure to stop at posted stop signs for discussion.

**P. Motions****1. In-Camera Meeting**

A Closed Meeting of Council was held earlier this evening, on September 10, 2019, at 6:30 pm, in accordance with Section 239 (2) (b) and (d) of the Municipal Act, 2001 which permits a meeting, or part of a meeting, to be closed to the public when the matter to be considered is about a personal matter(s) about an identifiable individual, including municipal or local board employees; and/or labour relations and employee negotiations.

At the closed meeting, Council provided direction on retaining a Fundraising Coordinator for the Multi-Use Sportsplex and received an update on Fire Services personnel matters.

**Motion: RCM - 289/19**

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Tania Jobin

**That** the direction given to Administration at that September 10, 2019, Closed Meeting of Council, held in accordance with Section 239 (2) (b) and (d) of the Municipal Act, 2001 which permits a meeting, or part of a meeting, to be closed to the public when the matter to be considered are personal matters about an identifiable individual, including municipal or local board employees; and labour relations and employee negotiations, regarding retaining a temporary, full-time Fundraising Coordinator for the Multi-Use Sportsplex, be confirmed.

Carried

**2. Confirmatory By-law****a. By-Law 2019-69**

Being a by-law to confirm the proceedings of the September 10, 2019 regular meeting of the Council of The Corporation of the Town of Tecumseh.

**Motion: RCM - 290/19**

Moved by Councillor Brian Houston

Seconded by Councillor Bill Altenhof

**That** By-Law 2019-69 being a by-law to confirm the proceedings of the Tuesday, September 10, 2019, regular meeting of the Council of The Corporation of the Town of Tecumseh be given first, second, third and final reading.

Carried

**Q. Notices of Motion**

There are no notices of motion presented to Council.

**R. Next Meeting**

Tuesday, September 24, 2019

7:00 pm Regular Council Meeting

**S. Adjournment**

**Motion: RCM - 291/19**

Moved by Councillor Brian Houston

Seconded by Councillor Bill Altenhof

**That** there being no further business, the Tuesday, September 10, 2019 meeting of the Regular Council now adjourn at 8:44 pm.

Carried

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Gary McNamara, Mayor

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Laura Moy, Clerk