

## Regular Council Meeting Agenda

Tuesday, November 26, 2019, 7:00 pm  
Tecumseh Town Hall - Council Chambers  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9

### Pages

<b>A.</b>	<b>Order</b>	
<b>B.</b>	<b>Moment of Silence</b>	
<b>C.</b>	<b>National Anthem</b>	
<b>D.</b>	<b>Roll Call</b>	
<b>E.</b>	<b>Disclosure of Pecuniary Interest</b>	
<b>F.</b>	<b>Minutes</b>	
1.	Regular Meeting of Council - November 12, 2019	4 - 19
2.	Special Meeting of Council - November 12, 2019 - Brighton Road Traffic Study	20 - 22
3.	Special Meeting of Council - November 19, 2019 - 2020 Business Plan and Budget	23 - 26
<b>G.</b>	<b>Supplementary Agenda Adoption</b>	
<b>H.</b>	<b>Delegations</b>	
1.	Essex and Kent Scottish Regiment, Joseph Ouellete, Honorary Lieutenant Colonel  Re: Flag of Remembrance and Plaque dedicated to Major Fred Tilston	
2.	Baron Championship Rings, Drina Baron-Zinyk, Vice President, Co-Owner, Richard Baron, Founder, and Kathy Baron Co-Founder  Re: Toronto Raptors Rings	27 - 27
<b>I.</b>	<b>Communications - For Information</b>	
1.	County of Essex dated November 8, 2019  Re: Notice of Decision on Official Plan Amendment, 11870 Tecumseh Road	28 - 30

2.	Town of Wasaga Beach, November 8, 2019	31 - 34
	Re: Resolution from the Township of Springwater - Nottawasaga Valley Conservation Authority Levy	
3.	Town of Essex, November 7, 2019	35 - 38
	Re: More Choice, More Homes Act, 2019 - Bill 108 Proposed Regulations	
4.	Town of Lakeshore dated November 19, 2019	39 - 39
	Re: Shoreline Management Plan Public Consultation Event	
5.	Township of Larder Lake dated November 12, 2019	40 - 41
	Re: Main Street Revitalization Fund	
6.	County of Essex dated November 22, 2019	42 - 42
	Re: Notice of Design and Construction Public Open House	
<b>J.</b>	<b>Communications - Action Required</b>	
<b>K.</b>	<b>Committee Minutes</b>	
<b>L.</b>	<b>Reports</b>	
1.	Chief Administrative Officer	
a.	CAO-2019-11 Community Safety and Well-Being Plan Development	43 - 53
2.	Planning & Building Services	
a.	PBS-2019-39, D19 SKY, Skyline Real Estate Holdings, Official Plan and Zoning By-law Amendment, Scheduling of Public Meeting	54 - 83
<b>M.</b>	<b>By-Laws</b>	
1.	By-Law 2019-78	84 - 84
	Being a by-law to impose late payment charges for non-payment of taxes or any installment of taxes by due date	
2.	By-Law 2019-79	85 - 85
	Being a by-law to provide for an Interim Tax Rate for the Year 2020.	
<b>N.</b>	<b>Unfinished Business</b>	
1.	November 26, 2019	86 - 86
<b>O.</b>	<b>New Business</b>	

**P. Motions**

1. In-Camera Meeting
2. Confirmatory By-law
  - a. By-Law 2019-80

87 - 87

**Q. Notices of Motion**

**R. Next Meeting**

Tuesday, December 10, 2019

6:00 pm Special Council Meeting - Water and Wastewater Master Plan

7:00 pm Regular Council Meeting

**S. Adjournment**

## **Regular Meeting of Council**

### **Minutes**

Date: Tuesday, November 12, 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, Andrew Dowie  
Councillor, Brian Houston  
Councillor, Tania Jobin

#### **Absent:**

Councillor, Bill Altenhof  
Councillor, Rick Tonial

#### **Also Present:**

Chief Administrative Officer, Margaret Misk-Evans  
Director Parks & Recreation Services, Paul Anthony  
Director Public Works & Environmental Services, Phil Bartnik  
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 Engineering Services, John Henderson  
Supervisor Recreation Programs & Events, Brett Palmer  
Manager Strategic Initiatives, Lesley Reeves  
Deputy Treasurer & Tax Collector, Zora Visekruna  
Director Fire Services & Fire Chief, Wade Bondy

#### **A. Order**

The Mayor calls the meeting to order at 7:00 pm.

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

Re: Remembrance Day video will be played in honour of our Veterans

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



**1. Royal Canadian Legion, Col. Paul Poisson Branch 261**

Re: Unveiling of Veteran's dedicated parking space.

The Members reveal the veteran's dedicated parking space at Town Hall. Legion members express gratitude for the Town's continued support for veterans. It is noted that an additional veteran's parking space is located the municipal parking lot abutting the Royal Canadian Legion Col. Paul Poisson Branch 261.

**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 - October 22, 2019**

**2. Special Council Meeting - October 19, 2019 - Roads and Facilities Tour**

**3. Special Meeting of Council - November 6, 2019 - Webcasting and Media Training**

**Motion: RCM - 346/19**

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Tania Jobin

**That** the minutes of the October 22, 2019 Regular Meeting of Council, the minutes of the October 19, 2019 and November 6, 2019 Special Meetings of Council, as were duplicated and delivered to the members, **be adopted.**

Carried

**G. Supplementary Agenda Adoption**

**Motion: RCM - 347/19**

Moved by Councillor Brian Houston

Seconded by Councillor Andrew Dowie

**That** the supplementary items added to the Regular Meeting agenda regarding Report No. CAO-2019-10 Tall Hall Renovation Tender and the 2020 Business Plan and Budget PowerPoint presentation, **be approved**.

Carried

**H. Delegations**

**Motion: RCM - 348/19**

Moved by Councillor Andrew Dowie

Seconded by Councillor Tania Jobin

**That** the delegation H.4 Clarie Sanders, Climate Change Specialist, and Summer Locknick, Research Assistant, Essex Region Conservation Authority regarding the Windsor Essex Climate Change Collaborative Partnership as presented on the agenda **be moved forward** for consideration.

Carried

**1. Claire Sanders, Climate Change Specialist, and Summer Locknick, Research Assistant, Essex Region Conservation Authority**

Re: Windsor Essex Climate Change Collaborative Partnership

**Motion: RCM - 349/19**

Moved by Councillor Brian Houston

Seconded by Councillor Andrew Dowie

**That** Report PRS-2019-14 The Windsor Essex Climate Change Collaborative Partnership **be moved forward** on the agenda for consideration.

Carried

**Motion: RCM - 350/19**

Moved by Councillor Brian Houston

Seconded by Deputy Mayor Joe Bachetti

**That** Report PRS-2019-14 The Windsor Essex Climate Change Collaborative Partnership **be referred** to the Special Meeting of Council on Tuesday, November 19, 2019 for consideration.

Carried

**2. Christopher Hales, Chairperson, Police Services Board**

Re: 2020 Police Services Board Budget

Christopher Hales present the Police Services Board budget for 2020. He provides an overview of policing in Ontario, legislative amendments to the *Police Services Act*, and initiatives for the upcoming year.

**Motion: RCM - 351/19**

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Brian Houston

**That** the 2020 Police Services Board Budget presentation **be received**.

Carried

**3. Margaret Misek-Evans, Chief Administrative Officer, Tom Kitsos, Director Financial Services & Chief Financial Officer, and Zora Visekruna, Deputy Treasurer & Tax Collector**

Re: 2020 Business Plan and Budget

The Chief Administrative Officer, Director Financial Services and Deputy Treasurer present the 2020 Proposed Business Plan and Budget.

**Motion: RCM - 352/19**

Moved by Councillor Andrew Dowie

Seconded by Councillor Brian Houston

**That** the 2020 Proposed Business Plan and Budget **be tabled** for discussion until Tuesday, November 19, 2019.

Carried

**I. Communications - For Information**

**1. City of Windsor dated October 7, 2019**

Re: Funding for eco-passage through the Ojibway corridor

**2. Town of Lakeshore dated October 9, 2019**

Re: Five Year Official Plan Review Open House

**3. Town of Ingersoll dated October 19, 2019**

Re: Support for Continuation of Mandatory and Non-Mandatory Programs of the Upper Thames River Conservation Authority

**4. Township of Springwater dated October 21, 2019**

Re: Nottawasaga Valley Conservation Authority Levy

5. **Town of LaSalle dated October 25, 2019**  
Re: Amended Draft Plan of Subdivision and Zoning By-law Amendment
6. **Town of Prescott dated October 28, 2019**  
Re: Provincial Consultation on the Transformation of Building Services in Ontario
7. **Niagara Region dated November 1, 2019**  
Re: Actions and Resources to Join the Coalition of Inclusive Municipalities
8. **Niagara Region dated November 1, 2019**  
Re: Proposed Cuts to Legal Aid Ontario Budget
9. **Township of Stirling-Rawdon dated November 5, 2019**  
Re: Municipal Liability and Insurance Costs
10. **Town of Kingsville dated October 25, 2019**  
Re: Support of Local Health Care Services

**Motion: RCM - 353/19**

Moved by Councillor Andrew Dowie

Seconded by Deputy Mayor Joe Bachetti

**That** Communications - For Information 1 through 10 as listed on the Tuesday, November 12, 2019 Regular Council Agenda **be received.**

Carried

**J. Communications - Action Required**

**1. Municipality of West Elgin**

Re: Provincial Policy Statement Proposed Changes

**Motion: RCM - 354/19**

Moved by Councillor Andrew Dowie

Seconded by Councillor Brian Houston

**Whereas** The government of Ontario is consulting on proposed changes to the Provincial Policy Statement (PPS) to support the government's Housing Supply Action Plan and other land use planning related priorities. This consultation period closes on October 21, 2019;

**And Whereas** The Provincial Policy Statement is a consolidated statement of the government's policies on land use planning and is issued under section 3 of the Planning Act. The PPS applies province-wide and

sets out the provincial policy direction for, among other things: The efficient use and management of land and infrastructure; Protecting public safety, the environment, and important resources including farmland;

**And Whereas** Municipalities are the primary implementers of the PPS through policies in their local official plans, zoning by-laws and other planning related decisions;

**And Whereas** The proposed draft policies would enhance agricultural protections to support critical food production and the agricultural sector as a significant economic driver;

**And Whereas** The proposed draft policies would direct large ground-mounted solar facilities away from prime agricultural and specialty crop areas, except for on-farm diversified uses;

**And Whereas** The Corporation of the Town of Tecumseh is primarily an agriculture-based economy, and large grid-connected industrial wind turbine projects could also remove large portions of prime agricultural land from use, and are therefore not an appropriate use of prime agricultural land;

**Therefore Be It Resolved That** the Town of Tecumseh Council supports the above policy statement with regard to large ground-mounted solar facilities; and recommends that PPS policies also include language to direct wind turbine facilities away from prime agricultural and specialty crops, except for on-farm diversified use;

**And that** the Town of Tecumseh Council hereby directs staff to send a copy of these comments prior to the October 21/19 deadline, to The Provincial Planning Policy Branch at <https://ero.ontario.ca/notice/019-0279>; with copies to Minister of the Environment Conservation and Parks, and MPP, Jeff Yurek;

**And further that** a copy of this motion be sent to the Premier of Ontario; The Association of Municipalities of Ontario; The County of Elgin; and all municipalities in the Province of Ontario.

Carried

## K. Committee Minutes

**1. Police Services Board - October 10, 2019**

**Motion: RCM - 355/19**

Moved by Councillor Tania Jobin

Seconded by Councillor Brian Houston

**That** the minutes of the October 10, 2019 meeting of the Police Services Board as were duplicated and delivered to the members, **are adopted**.

Carried

**2. Policies & Priorities - October 22, 2019**

**Motion: RCM - 356/19**

Moved by Councillor Tania Jobin

Seconded by Councillor Brian Houston

**That** the minutes of the October 22, 2019 meeting of the Policies and Priorities Committee as were duplicated and delivered to the members, **are adopted**.

Carried

**3. Town of Tecumseh Business Improvement Area - October 9, 2019**

**Motion: RCM - 357/19**

Moved by Councillor Brian Houston

Seconded by Councillor Andrew Dowie

**That** the minutes of the October 9, 2019 meeting of the Town of Tecumseh Business Improvement Area as were duplicated and delivered to the members, **are adopted**.

Carried

**4. Youth Advisory Committee Minutes - October 21, 2019**

**Motion: RCM - 358/19**

Moved by Councillor Tania Jobin

Seconded by Councillor Brian Houston

**That** the minutes of the October 21, 2019 meeting of the Youth Advisory Committee as were duplicated and delivered to the members, **be adopted.**

Carried

**5. Heritage Committee Minutes - October 21, 2019**

**Motion: RCM - 359/19**

Moved by Councillor Tania Jobin

Seconded by Deputy Mayor Joe Bachetti

**That** the minutes of the October 21, 2019 meeting of the Heritage Committee as were duplicated and delivered to the members, **be adopted.**

Carried

**6. Cultural and Arts Advisory Committee Minutes - October 21, 2019**

**Motion: RCM - 360/19**

Moved by Councillor Andrew Dowie

Seconded by Deputy Mayor Joe Bachetti

**That** the minutes of the October 21 2019 meeting of the Cultural and Arts Advisory Committee as were duplicated and delivered to the members, **be adopted.**

Carried

**7. Senior Advisory Committee Minutes - September 26, 2019 and October 24, 2019**

**Motion: RCM - 361/19**

Moved by Councillor Brian Houston

Seconded by Councillor Tania Jobin

**That** the minutes of the September 26, 2019 and October 24, 2019 meetings of the Senior Advisory Committee as were duplicated and delivered to the members, **be adopted**.

Carried

**L. Reports**

**1. Chief Administrative Officer**

**a. CAO-2019-09 911 Misdials**

**Motion: RCM - 362/19**

Moved by Councillor Andrew Dowie

Seconded by Councillor Tania Jobin

**Whereas** the calls for service for 911 Misdials have risen dramatically in recent years, correlated with the rise in cell phone use; and

**Whereas** 911 Misdials must be responded to as if they were legitimate emergency calls; and

**Whereas** each 911 call is responded to with two OPP officers at an average time per call of 1.2 hours; and

**Whereas** each 911 call is a billable call to the municipality; and

**Whereas** in 2019 alone to date, 911 Misdials in Tecumseh number 1,082 calls, which is 28.8% of all billable calls for service to date; and

**Whereas** 911 Misdials are not unique to Tecumseh and in fact are common across the Province at an estimated cost of millions of dollars;

**Now Therefore Be It Resolved That** the Municipal, Federal and Provincial governments and relevant associations, including but not limited to, the Ontario Association of Police Services Boards (OAPSB), the Ontario Association of Chiefs of Police (OACP), the Federation of Canadian Municipalities (FCM) and the Association of Municipalities of Ontario (AMO), **be requested to lobby** the telecommunications industry and smart phone manufacturers to develop a solution to 911 Misdials.

Carried



## b. CAO-2019-10 Town Hall Expansion - Tender Award

**Motion: RCM - 363/19**

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Brian Houston

**That** the tender for the Town Hall Expansion in the amount of \$2,807,000 excluding HST **be awarded** to Elmara Construction Co. Ltd. and that the Mayor and Clerk be authorized to execute an agreement, satisfactory in form to the Town's Solicitor, with Elmara Construction Co. Ltd.;

**And that** project funding allocations be as follows:

1. Tax Rate Stabilization Reserve	\$ 1,200,000
2. Infrastructure Reserve	\$ 2,070,000
3. Building Lifecycle Reserve	\$ 91,435
4. <u>Municipal Modernization Fund</u>	<u>\$ 75,000</u>
	\$ 3,436,435

**And further that** the Municipal Modernization Funding amount of \$50,000 previously allocated to Corporate Dashboard Reporting **be reallocated** to the Town Hall Expansion.

Carried

2. **Corporate Services & Clerk**

## a. CS-2019-24 DocuPet Licensing Program

**Motion: RCM - 364/19**

Moved by Councillor Andrew Dowie

Seconded by Councillor Brian Houston

**That** a by-law **be prepared** to authorize the Mayor and the Clerk to execute an Agreement with DocuPet Inc. (DocuPet) for the provision of dog licensing services;

**And that** Report CS-2019-24 DocuPet Licensing Program **be received**.

Carried

b. CS-2019-40 Various Policies and By-law Approvals

**Motion: RCM - 365/19**

Moved by Councillor Brian Houston

Seconded by Councillor Tania Jobin

**That** the following policies **be approved**:

- Professional Appearance Policy No. 96
- Customer Service Policy No. 97
- Public Complaints Policy No. 98
- Health & Safety Policy No. 7
- Violence & Harassment in the Workplace Policy No. 68, and
- Employee Service Award Policy No. 1,

**And that** the False Fire Alarms By-law No. 2019-75, **be adopted**;

**And further that** Report CS-2019-40 regarding various policy and by-law approvals considered by the Policies & Priorities Committee on October 22, 2019, **be received**.

Carried

3. **Parks & Recreation Services**

a. PRS-2019-08 Condition of Lacasse Grandstand

**Motion: RCM - 366/19**

Moved by Councillor Andrew Dowie

Seconded by Deputy Mayor Joe Bachetti

**That** Report PRS-2019-08 Lacasse Ball Park Grandstand Update, **be received**;

**And that** funding be referred to budget deliberations in the 2020 Parks Development Five (5) Year Capital Project Expenditure Forecast to engage the services of an architect to undertake a review of the grandstands, including public consultations, concept designs, and costing to replace the grandstands;

**And further that** upon completion of the review a report **be presented** to Council on the findings for future direction for Council's consideration.

Carried

b. PRS-2019-14 The Windsor Essex Climate Change Collaborative Partnership

This report has been moved forward on the agenda to delegations for consideration.

- c. PRS-2019-16 Tecumseh Corn Festival - Future Direction

**Motion: RCM - 367/19**

Moved by Councillor Andrew Dowie

Seconded by Councillor Brian Houston

**That** Report PRS-2019-16 Tecumseh Corn Festival Future Direction, **be received;**

**And that** Administration **be directed** to undertake a detailed program review and public consultations with Council, community members, current festival working group, OPP and municipal staff regarding the proposed future direction of the Tecumseh Corn Festival;

**And further that** Administration **prepare a report** for Council's consideration on the program and operational structure for the 2020 festival and future years.

Carried

- d. PRS-2019-17 Emergency Shelter Agreement Reception Evacuation Centre During a Declared Emergency

**Motion: RCM - 368/19**

Moved by Councillor Andrew Dowie

Seconded by Councillor Tania Jobin

**That** Report PRS-2019-17 Emergency Shelter Reception Evacuation Centre Agreement, **be received;**

**And that** the Mayor and the Clerk **be authorized** to execute the Agreement between The Corporation of the Town of Tecumseh and the Windsor Essex Catholic District School Board, relating to the Emergency Shelter Reception Evacuation Centre.

Carried

**4. Public Works & Environmental Services**

- a. PWES-2019-55 Amendment to PWES-2018-08 2019-2023 PWES 5 Year Capital Works Plan

**Motion: RCM - 369/19**

Moved by Councillor Brian Houston

Seconded by Councillor Tania Jobin

**That** the Manning Road Secondary Plan Area, Stormwater Management Facility **be added** to the 2019-2023 PWES Five Year Capital Works Plan;

**And that** the initial expenditures of \$40,000 to **be authorized and funded** out of the Storm Sewer Lifecycle Reserve, for costs associated with the acquisition of lands related to legal, surveyors and land appraisals;

**And further that** additional funding **be referred** to budget deliberations in the 2020-2024 PWES Five Year Capital Works Plan specific to the detailed design, property acquisition and construction costs.

Carried

**M. By-Laws****1. By-law 2019-75**

A by-law to impose fees and charges for the services or activities provided by the Town of Tecumseh Fire/Rescue Service on behalf of The Corporation of the Town of Tecumseh related to Fire Alarms

**2. By-Law 2019-76**

Being a by-law to authorize the execution of an Agreement between The Corporation of the Town of Tecumseh and the Windsor Essex District Catholic School Board.

**Motion: RCM - 370/19**

Moved by Councillor Brian Houston

Seconded by Councillor Tania Jobin

**That** By-law 2019-75 being a by-law to **impose** fees and charges for the services or activities provided by the Town of Tecumseh Fire and Rescue Service on behalf of the Corporation of the Town of Tecumseh related to Alarms.

**That** By-law 2019-76 being a by-law **to authorize** the execution of an Agreement between the Corporation of the Town of Tecumseh and the Windsor Essex District Catholic School Board.

**Be given** first and second reading.

Carried

**Motion: RCM - 371/19**

Moved by Councillor Brian Houston

Seconded by Deputy Mayor Joe Bachetti

**That** By-law 2019-75 being a by-law **to impose** fees and charges for the services or activities provided by the Town of Tecumseh Fire and Rescue Service on behalf of the Corporation of the Town of Tecumseh related to Alarms.

**That** By-law 2019-76 being a by-law **to authorize** the execution of an Agreement between the Corporation of the Town of Tecumseh and the Windsor Essex District Catholic School Board.

**Be given** third and final reading.

Carried

**N. Unfinished Business**

**1. November 12, 2019**

The Members receive the Unfinished Business listing for Tuesday, November 12, 2019.

**O. New Business**

There are no new business items presented to Council.

**P. Motions**

**1. In-Camera Meeting**

A closed meeting of Council has held Tuesday, November 12, 2019 at 5:00 pm in accordance with Section 239 (2)(b),(c),(d),(e) and (f) of the Municipal Act, 2001, which permits a meeting, or part of a meeting, to convene in closed session when the subject matter to be considered is personal matters about an identifiable individual, including municipal or local board employees; a proposed or pending acquisition or disposition of land by the municipality or local board; labour relations or employee negotiations; litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and advice that is subject to solicitor client privilege, including communications necessary for that purpose.

At the meeting, the Town Legal Council gave an update on the Windsor Utilities Commission (WUC) Mediation and on the expropriation of lands for the purpose of a storm water management facility in the Manning Road Secondary Plan (MRSPA). Direction was given to Legal Council on

settlement of two actions between the Town and Raymax & Azar and to administration regarding two personnel matters.

**Motion: RCM - 372/19**

Moved by Councillor Brian Houston

Seconded by Deputy Mayor Joe Bachetti

**That** the direction given to Legal Counsel regarding settlement of the Tecumseh ats Raymax & Azar matters;

**And that** the direction given to Administration on the provision of acting pay to a supervisor and completion of the Chief Administrative Officer's probation period, be confirmed.

Carried

**2. Confirmatory By-law**

**a. By-Law 2019-77**

**Motion: RCM - 373/19**

Moved by Councillor Brian Houston

Seconded by Councillor Andrew Dowie

**That** By-Law 2019-77 being a by-law to confirm the proceedings of the Tuesday, November 12, 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, November 19, 2019

5:00 pm Special Council Meeting - 2020 Business Plan and Budget

Tuesday, November 26, 2019

6:00 pm Special Council Meeting - Committee Applications and Award Nominations

7:00 pm Regular Council Meeting

**S. Adjournment**

**Motion: RCM - 374/19**

Moved by Councillor Brian Houston

Seconded by Deputy Mayor Joe Bachetti

**That** there being no further business, the Tuesday, November 12, 2019 meeting of the Regular Council **be adjourned** at 9:33 pm.

Carried

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Gary McNamara, Mayor

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Laura Moy, Clerk

**Special Meeting of Council**  
**Minutes**  
**Brighton Road Traffic Study**

Date: Tuesday, November 12, 2019  
Time: 6:00 pm  
Location: Tecumseh Town Hall - Council Chambers  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9

Present:  
Mayor, Gary McNamara  
Deputy Mayor, Joe Bachetti  
Councillor, Andrew Dowie  
Councillor, Brian Houston  
Councillor, Tania Jobin

Absent:  
Councillor, Bill Altenhof  
Councillor, Rick Tonial

Also Present:  
Chief Administrative Officer, Margaret Misk-Evans  
Director Public Works & Environmental Services, Phil Bartnik  
Director Fire Services & Fire Chief, Wade Bondy  
Director Corporate Services & Clerk, Laura Moy  
Deputy Clerk & Manager Legislative Services, Jennifer Alexander  
Manager Engineering Services, John Henderson  
Manager Strategic Initiatives, Lesley Reeves

**A. Call to Order**

The Mayor calls the meeting to order at 6:00 pm.

**B. Roll Call**

**C. Disclosure of Pecuniary Interest**

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

**D. Delegations**

**1. Tim Kooistra and Mike Walters, Dillon Consulting Limited**

Re: Brighton Road Traffic Study



Tim Kooistra and Mike Walters present the Brighton Road Traffic Study (Study) to the Members. Mr. Walters provides a brief background and outlines the various road improvements to Brighton Road including the two traffic circles at Aloha Drive and Southwind Crescent, the multi-use pathway, two raised median islands, signage and pavement markings. The Study included public consultation which comprised of an online survey and an open house.

The recommendations are discussed and Mr. Walters explains the opportunity to update pavement markings and signage on the multi-use pathway to encourage use with cyclists. He mentions the raised median islands do not have a negative affect, and advises keeping them along Brighton Road. Mr. Walters comments on the roundabout at Tecumseh Road and suggests adding a pedestrian crosswalk with pavement markings to provide further access to the multi-use path. He advises maintaining the two traffic circles at Aloha Drive and Southwind Crescent, and adding splitter islands to prevent motorists from making illegal left hand turns. The use of speed cushions as a traffic calming measure are raised and Mr. Walters explains that this measure could reduce motorist speed near the CN and Via Rail crossing.

A member raises a question regarding the Old Tecumseh Road intersection and increased traffic volume due to future developments. Mr. Walters explains that a 10-year horizon period was completed with increased traffic levels and the intersection operated very well.

The concern over speed cushions and their hindrance with emergency vehicles is raised. A member questioned if there is a specific product available to align with emergency services vehicles. Mr. Walters states that the Study did not look into specific products at this time as it was an option provided.

In response to an inquiry, Mr. Walters states that there must be a significant safety issue to warrant the removal of a roundabout, which does not appear to be the case on Brighton Road, as the volume of traffic from the side streets is low.

**Motion: SCM- 22/19**

Moved By Councillor Andrew Dowie

Seconded By Councillor Brian Houston

**That** the Brighton Road Traffic Study presentation by Dillon Consulting Limited, **be received.**

Carried

**E. Communications**

There are no communications presented to Council.

**F. Reports**

**1. PWES-2019-48 Brighton Road Traffic Study**

**Motion: SCM- 23/19**

Moved By Deputy Mayor Joe Bachetti

Seconded By Councillor Tania Jobin

**That** Report No. PWES-2019-48 Brighton Road Traffic Study, **be received;**

**And that** the recommendations outlined in the report prepared by Dillon Consulting Limited titled “Brighton Road Corridor Review – Review of Intersection Traffic Control Operations, October 2019” **be incorporated** within future Roads operational budgets to address traffic operations within the Brighton Road corridor.

Carried

**G. Adjournment**

**Motion: SCM- 24/19**

Moved By Councillor Brian Houston

Seconded By Councillor Tania Jobin

**That** there being no further business, the Tuesday, November 12, 2019 meeting of the Special Council Meeting **be adjourned** at 6:36 pm.

Carried

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Gary McNamara, Mayor

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Laura Moy, Clerk

**Special Meeting of Council**  
**Minutes**  
**2020 Business Plan and Budget**

Date: Tuesday, November 19, 2019  
Time: 5:00 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, Rick Tonial

Absent:  
Councillor, Tania Jobin

Also Present:  
Chief Administrative Officer, Margaret Misk-Evans  
Director Parks & Recreation Services, Paul Anthony  
Director Public Works & Environmental Services, Phil Bartnik  
Director Fire Services & Fire Chief, Wade Bondy  
Director Information & Communication Services, Shaun Fuerth  
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 Water & Wastewater, Denis Berthiaume  
Manager Parks & Horticulture, Casey Colthurst  
Manager Facilities, Ray Hammond  
Manager Committee & Community Services, Christina Hebert  
Manager Engineering Services, John Henderson  
Manager Planning Services, Chad Jeffery  
Manager Roads & Fleet, Kirby McArdle  
Supervisor Recreation Programs & Events, Brett Palmer  
Manager Strategic Initiatives, Lesley Reeves  
Deputy Treasurer & Tax Collector, Zora Visekruna  
Manager Building Services & Chief Building Official, Mike Voegeli

Others:  
Shaun Fuerth enters at 5:14 pm

**A. Call to Order**

The Mayor calls the meeting to order at 5:00 pm.

**B. Roll Call**

**C. Disclosure of Pecuniary Interest**

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

**D. Introduction and Purpose of Meeting**

The purpose of the meeting is to review the 2020 Proposed Business Plan and Budget.

**E. Delegations**

There are no delegations presented to Council.

**F. Communications**

1. **2020 Tecumseh Business Plan and Budget - Operating Lifecycle and Reserves, as submitted to Town Council on November 12, 2019**

**G. Reports**

1. **2020 Tecumseh Business Plan and Budget - Operating Lifecycle and Reserves**

Each of the Director's provides a brief overview of their respective departments' budgets and address queries by the Members.

- a. Director Financial Services & Chief Financial Officer (Pages 41 - 45)
- b. Chief Administrative Officer (Pages 49 - 52)
- c. Director Information & Communication Services (Page 57)
- d. Director Corporate Services & Clerk (Pages 62 - 70)
- e. Director Fire Services & Fire Chief (Pages 73 - 74)

The Mayor recesses the meeting at 6:30 pm and reopens the meeting at 6:56 pm.

- f. Director Public Works & Environmental Services (Public Works - Pages 79 - 85 and Water/Wastewater - Pages 89 - 90)
- g. Director Parks & Recreation Services (Pages 96 - 107)
- h. Director Planning & Building Services (Pages 111 - 115)
- i. Director Financial Services & Chief Financial Officer - Lifecycle (Pages 146 - 151)

- j. Director Financial Services & Chief Financial Officer - Reserves (Pages 159 - 162)

**Motion: SCM- 25/19**

Moved By Councillor Rick Toniai

Seconded By Councillor Andrew Dowie

**That** the 2020 Business Plan and Budget as presented at the November 19, 2019 Special Meeting of Council, **be accepted**.

Carried

**Motion: SCM- 26/19**

Moved By Councillor Brian Houston

Seconded By Councillor Rick Toniai

**That** the 2020 Budget Reconciliation for PSAB Adjustments as reported in the document pages 18 to 23 of the 2020 Business Plan and Budget, **be accepted** in accordance with the *Municipal Act, 2001* Regulation 284/09, as amended.

Carried

**2. PRS-2019-14 The Windsor Essex Climate Change Collaborative Partnership**

**Motion: SCM- 27/19**

Moved By Councillor Rick Toniai

Seconded By Councillor Bill Altenhof

**That** Report PRS-2019-14 The Windsor Essex Climate Change Collaborative Partnership, **be received** as information;

**And that** the attached resolution to participate in the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) program and undertake a Corporate Climate Action Plan (CCAP) **be approved**;

**And that** the Town's contribution towards the PCP program for Essex County **be referred** to 2020 budget deliberations as a one-time funding request of \$15,000 in the Maintenance Department 2020 Requested Operating Budget;

**And further that** Councillor Andrew Dowie, member of Council and Chad Jeffery, Manager Planning Services, **be appointed** as municipal representatives to oversee the implementation of the PCP milestones and be the points of contact for the PCP program within the municipality.

Carried

**H. Adjournment**

**Motion: SCM- 28/19**

Moved By Councillor Rick Tonial

Seconded By Councillor Bill Altenhof

**That** there being no further business, the Tuesday, November 19, 2019 meeting of the Special Council Meeting **be adjourned** at 8:47 pm.

Carried

---

Gary McNamara, Mayor

---

Laura Moy, Clerk



BARON®

November 8, 2019

Town of Tecumseh  
Attention: Ms. Laura Moy, Clerk  
917 Lesperance Road  
Tecumseh, ON,  
N8N 1W9

**VIA EMAIL ONLY**

Dear Ms. Moy:

**Re:** Official Plan Amendment No. 40  
Town of Tecumseh  
File No.: 37-OP-2019-005

---

Please find attached a Notice of Decision regarding the above noted application.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



**REBECCA BELANGER, MCIP, RPP**  
Manager, Planning Services

Enclosure

cc./ Brian Hillman



File No.: 37-OP-2019-005  
Municipality: Town of Tecumseh  
Subject Lands: 11870 Tecumseh Rd

Date of Decision: November 8, 2019  
Date of Notice: November 8, 2019  
Last Date of Appeal: November 28, 2019

## NOTICE OF DECISION

With respect to an Official Plan Amendment  
Subsection 17(35) and 21 of the Planning Act

A decision was made on the date noted above to approve, as modified, Amendment No. 40 to the Official Plan for the Town of Tecumseh, as adopted by By-law 2019-57.

### Purpose and Effect of the Official Plan Amendment

The purpose of Official Plan Amendment No. 40 is to introduce a site specific policy pertaining to the General Commercial land-use designation on a 1.08 ha property situated at the northeast corner of the Tecumseh Road/Southfield Dr. intersection. The site-specific policy will establish a permitted use of a six storey apartment building containing no greater than 97 residential dwelling units for the subject property. In addition, the site specific policy will establish a maximum height of three storeys for that portion of the building fronting/overlooking Tecumseh Road. A copy of the decision is attached.

### When and How to File An Appeal

Notice to appeal the decision to the Local Planning Appeal Tribunal (LPAT) must be filed with the County of Essex no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Manager, Planning Services at the address shown below and it must,

- (1) include a completed **Appellant Form (A1) Planning Act** available from the LPAT website [www.elfto.gov.on.ca](http://www.elfto.gov.on.ca), and
- (2) be accompanied by the prescribed filing fee in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance.

### Who Can File An Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the LPAT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the amendment was adopted, the person or public body

made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

### When the Decision is Final

The decision of the County of Essex is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

### Getting Additional Information

Additional information about the amendment, including a complete version of the amendment, is available for public inspection during regular office hours at the County of Essex at the address noted below or from the Town of Tecumseh.

### Mailing Address for Filing a Notice of Appeal:

County of Essex  
360 Fairview Avenue West  
Essex, ON N8M 1Y6

### Submit notice of appeal to the attention of:

Rebecca Belanger, Manager – Planning Services  
Tel: (519) 776-6441, Ext. 1325  
Fax: (519) 776-4455

# DECISION

**With respect to Official Plan Amendment No. 40  
Official Plan of the Town of Tecumseh  
Subsection 17(34) of the Planning Act**

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I hereby modify and approve as modified, Amendment No. 40 to the Official Plan for the Town of Tecumseh, as adopted by By-Law 2019-57.

**Modification #1**

Part “B” – THE AMENDMENT, is amended, and approved as amended by adding the following Special Policy 5:

5. A Noise and Vibration Study will be required prior to and as part of any application for site plan control or condominium on the subject property. Any required mitigation will be included as a condition of draft condominium approval and will be included as a specific requirement in a site plan control agreement.

Dated at Essex, Ontario this 8th day of November, 2019

**ORIGINAL SIGNED**

---

Rebecca Belanger, MCIP, RPP  
Manager, Planning Services  
County of Essex



October 30, 2019

Hon Doug Ford  
Premier of Ontario  
Premier's Office  
Room 281  
Legislative Building  
Queen's Park  
Toronto, ON M7A 1A1

BY EMAIL ONLY

Dear Premier:

Re: Resolution from the Township of Springwater – Nottawasaga Valley Conservation  
Authority Levy

Please be advised that the Council of the Town of Wasaga Beach, during their October 29, 2019 Council meeting and at the request of the Township of Springwater, adopted the following resolution:

"Whereas the Township of Springwater, like all municipalities in Ontario must confront fiscal limitations and re-evaluate programs, services, and the financial sustainability of each;

And Whereas the Township of Springwater is a constituent municipality in portions of the watershed under the jurisdiction of the Nottawasaga Valley Conservation Authority and is compelled to remit non-negotiable levy funding to the Authority on an annual basis;

And Whereas the Township of Springwater cannot exercise line-item scrutiny of Nottawasaga Valley Conservation Authority's budget and operations nor does the Authority itself provide detailed substantiation of the same to its member municipalities like the Township of Springwater;

And Whereas the Township of Springwater must account for all taxpayer funds it expends within its operations and that it forwards to local agencies and boards;  
Therefore Be It Resolved That the Township of Springwater requests that the Nottawasaga Valley Conservation Authority provide prior to passage of its 2020 budget the following:

- (1) Its interpretation and understanding of its mandated operations as found in the current Conservation Authorities Act, 1990, R.S.O. 1990, c.C.27 and its prescribed regulations;
- (2) The costs of each as determined under (1);
- (3) Detailed definitions and determinations of what can be characterized as non-mandatory programming and services(s);
- (4) The costs of each as determined under (3);
- (5) Detailed definitions and determinations of fee-for-service activities of the Nottawasaga Valley Conservation Authority, the revenues they generate as the activities take place within and/or requests originate from geographic area of the Township of Springwater; and
- (6) The Costs that arise from programs and services enabled through the Memorandum of Understanding with the Severn Sound Environmental Association.

And That this resolution be circulated to Premier Doug Ford, the Minister of the Environment, Conservation, and Parks, the Honourable Jeff Yurek, the County of Simcoe, all Ontario municipalities, the NVCA and Ontario's other 35 Conservation Authorities, and Conservation Ontario."

Your favourable consideration of this matter is appreciated.

Should you have any questions, please contact me at [cao@wasagabeach.com](mailto:cao@wasagabeach.com) or (705) 429-3844 Ext. 2222.

Sincerely



George Vadeboncoeur  
Chief Administrative Officer

Enclosure.

- c. Hon. Jeff Yurek, Minister of the Environment, Conservations, and Parks  
County of Simcoe  
Nottawasaga Valley Conservation Authority  
Ontario Conservation Authorities  
All Ontario Municipalities



October 21, 2019

Nottawasaga Valley Conservation Authority  
8195 8<sup>th</sup> Line  
Utopia ON, L0M 1T0

**RE: Nottawasaga Valley Conservation Authority Levy**

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Please be advised that at its meeting of October 16, 2019, Council of the Township of Springwater passed the following resolution:

**C457-2019**

Moved by: Coughlin

Seconded by: Moore

Whereas the Township of Springwater, like all municipalities in Ontario must confront fiscal limitations and re-evaluate programs, services, and the financial sustainability of each;

And Whereas the Township of Springwater is a constituent municipality in portions of the watershed under the jurisdiction of the Nottawasaga Valley Conservation Authority and is compelled to remit non-negotiable levy funding to the Authority on an annual basis;

And Whereas the Township of Springwater cannot exercise line-item scrutiny of Nottawasaga Valley Conservation Authority's budget and operations nor does the Authority itself provide detailed substantiation of the same to its member municipalities like the Township of Springwater;

And Whereas the Township of Springwater must account for all taxpayer funds it expends within its operations and that it forwards to local agencies and boards;

Therefore Be It Resolved That the Township of Springwater requests that the Nottawasaga Valley Conservation Authority provide prior to passage of its 2020 budget the following:

(1) Its interpretation and understanding of its mandated operations as found in the current Conservation Authorities Act, 1990, R.S.O. 1990, c.C.27 and its prescribed regulations;

(2) The costs of each as determined under (1);

(3) Detailed definitions and determinations of what can be characterized as non-mandatory programming and service(s);

(4) The costs of each as determined under (3);

(5) Detailed definitions and determinations of fee-for-service activities of the Nottawasaga Valley Conservation Authority, the revenues they generate as the activities take place within and/or requests originate from geographic area of the Township of Springwater; and

(6) The costs that arise from programs and services enabled through the Memorandum of Understanding with the Severn Sound Environmental Association.

And That this resolution be circulated to Premier Doug Ford, the Minister of the Environment, Conservation, and Parks, the Honourable Jeff Yurek, the County of Simcoe, all Ontario municipalities, the NVCA and Ontario's other 35 Conservation Authorities, and Conservation Ontario.

**Carried**

Sincerely,



Renée Chaperon  
Clerk  
/cp

cc. Doug Ford, Premier of Ontario  
Jeff Yurek, Minister of Environment, Conservation and Parks  
The County of Simcoe  
Conservation Ontario  
Ontario municipalities  
Ontario Conservation Authorities



November 7, 2019

The Honourable Steve Clark  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M5G 2E5

Re: More Homes, More Choice, Act 2019 – Bill 108 Proposed Regulations

Dear Minister Clark,

At the regular council meeting of October 21, 2019, Council reviewed correspondence from the Town of Tecumseh advising of their support of a consultation period of no less than three months upon the Province's release of the final drafts of regulations associated with Bill 108. As a result of the review the following resolution was passed,

"Moved By Councillor Bondy  
Seconded By Councillor Verbeek

**(R19-10-432) That** correspondence from the Town of Tecumseh, dated September 27, 2019, supporting the request that the province release final drafts of the regulations associated with Bill 108 with a consultation period of no less than three months, be received and supported; and  
**That** a letter of support be sent to the Ministry of Municipal Affairs and Housing, the Town of Newmarket and the Town of Tecumseh.

**Carried"**

Please accept this letter as the Town of Essex's support of the attached resolution and the Town of Newmarket's request for a consultation period of nor less than three months.

Thanking you in advance for your attention to this matter,



Sincerely,

A handwritten signature in black ink, appearing to read "R. Auger", with a long, sweeping horizontal stroke at the end.

Robert W. Auger, L.L.B.  
Town Solicitor, Clerk, Legal and Legislative Services  
Ext. 1132  
Email: [rauger@essex.ca](mailto:rauger@essex.ca)

RAW/lam

Enclosure (2)

c.c. Laura Moy  
Director Corporate Services and Clerk  
Town of Tecumseh

Kiran Saini  
Deputy Town Clerk  
Town of Newmarket





## The Corporation of the Town of Tecumseh

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September 27, 2019

The Honourable Steve Clark  
Ministry of Municipal Affairs and Housing  
777 Bay Street  
17<sup>th</sup> Floor  
Toronto, ON M5G 2E5

Dear Sir:

**Re: More Homes, More Choice Act, 2019 – Bill 108 Proposed Regulations**

The Council of the Town of Tecumseh, at its regular meeting held Tuesday, September 24, 2019, passed the following resolution (RCM 297/19):

**“That** the September 9, 2019 resolution passed by the Council of Newmarket requesting the Province release final drafts of the regulations associated with Bill 108 with a consultation period of no less than three months, be supported.

Carried”

Please consider this letter as confirmation of the Town of Tecumseh’s support on the above matter.

Yours very truly,

  
Laura Moy,  
Director Corporate Services & Clerk

LM/kc

**Attachments:**

**1. – Town of Newmarket Resolution**

cc: Brian Hillman, Director, Planning and Building Services, Town of Tecumseh, [bhillman@tecumseh.ca](mailto:bhillman@tecumseh.ca)  
Chad Jeffrey, Manager Planning Services/Senior Planner, Town of Tecumseh, [cjeffrey@tecumseh.ca](mailto:cjeffrey@tecumseh.ca)  
Honourable Sylvia Jones, Solicitor General, [sylvia.jones@pc.ola.org](mailto:sylvia.jones@pc.ola.org)  
Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs, [ernie.hardeman@pc.ola.org](mailto:ernie.hardeman@pc.ola.org)  
Association of Municipalities of Ontario, AMO, [policy@amo.on.ca](mailto:policy@amo.on.ca)  
Rural Ontario Municipal Association, ROMA, [roma@roma.on.ca](mailto:roma@roma.on.ca)  
Agatha Robertson, Town of LaSalle, [arobertson@lasalle.ca](mailto:arobertson@lasalle.ca)  
Brenda M. Percy, Town of Leamington, [bpercy@leamington.ca](mailto:bpercy@leamington.ca)  
Jennifer Astrologo, Town of Kingsville, [jastrologo@kingsville.ca](mailto:jastrologo@kingsville.ca)  
Kristen Newman, Town of Lakeshore, [knewman@lakeshore.ca](mailto:knewman@lakeshore.ca)  
Mary Birch, County of Essex, [mbirch@countyofessex.ca](mailto:mbirch@countyofessex.ca)  
Robert Auger, Town of Essex, [rauger@essex.ca](mailto:rauger@essex.ca)  
Paula Parker, Town of Amherstburg, [pparker@amherstburg.ca](mailto:pparker@amherstburg.ca)  
Steve Vlachodimos, City of Windsor, [svalchodimos@city.windsor.on.ca](mailto:svalchodimos@city.windsor.on.ca)  
Valerie Critchley, City of Windsor, [vcritchley@city.windsor.on.ca](mailto:vcritchley@city.windsor.on.ca)



**Kiran Saini**  
Deputy Town Clerk  
Town of Newmarket  
395 Mulock Drive  
P.O. Box 328 Station Main  
Newmarket, ON L3Y 4X7

ksaini@newmarket.ca  
tel.: 905-953-5300, Ext. 2203  
fax: 905-953-5100

September 17, 2019

Sent via email to: All Ontario Municipalities

Attn: Municipal Clerk

**RE: More Homes, More Choice Act, 2019 - Bill 108 Proposed Regulations**

I am writing to advise that Council, at its meeting held on September 9, 2019, adopted the following recommendations:

1. That the report entitled Bill 108 Proposed Regulations, dated August 26, 2019 be received; and,
2. That following the September 9, 2019 Council meeting, the final version of the report entitled Bill 108 Proposed Regulations, dated August 26, 2019 be formally submitted to the province; and,
3. That it be requested by the Town that the province release final drafts of the regulations associated with Bill 108 with a consultation period of no less than 3 months; and,
4. That a copy of this Motion be sent to all Ontario Municipalities requesting their support; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Yours sincerely,

Kiran Saini  
Deputy Town Clerk

KS:aw

NOV 19 2019

Town of Tecumseh

# TOWN OF LAKESHORE Shoreline Management Plan Public Consultation Event



## WHAT'S HAPPENING?

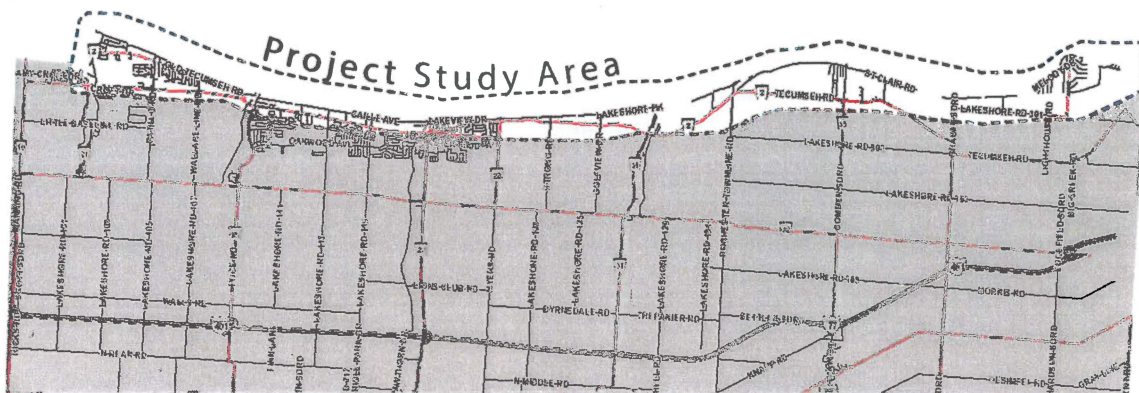
The Town of Lakeshore is embarking on a new project to investigate Lake St. Clair shoreline flooding and erosion hazards. Lake St. Clair water levels are at an all-time high, and extreme weather events are anticipated to increase in severity. The Town of Lakeshore feels that this is an opportune time to begin discussions with stakeholders to create a long-term management plan in order to address existing and future risks to public health and property and to conform with applicable Provincial policy direction. The Shoreline Management Plan will include technical analysis of erosion and flooding hazards associated with the Lake St. Clair shoreline and the identification of land use policies to better protect the shoreline areas from the cumulative impacts of development.

## HAVE YOUR SAY!

Date: Thursday November 28<sup>th</sup>

Time: 4:30pm to 7:30pm

Venue: Atlas Tube Centre,  
447 Renaud Rd, Belle River



## CAN'T MAKE THE CONSULTATION EVENT? JOIN THE CONVERSATION ONLINE!

Lakeshore is now on PlaceSpeak, an online location-based engagement platform.



This platform will be used to communicate with residents and gain their feedback on a continuous basis throughout the project. We hope that you find this new avenue for interaction to be both informative and easy to use. We encourage you to sign up for free on [www.PlaceSpeak.com/LighthouseCove](http://www.PlaceSpeak.com/LighthouseCove), provide feedback, and influence the initiatives that directly affect you and your community!



**PLACESPEAK.COM/LIGHTHOUSECOVE**

419 Notre Dame Street, Belle River, ON NOR 1A0  
519.728.2700 Toll Free: 1-877-249-3367



**THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE**

**69 FOURTH AVENUE, P. O. BOX 40, LARDER LAKE, ON P0K 1L0**

**PH: 705-643-2158 FAX: 705-643-2311**

**LARDERLAKE.CA**

November 12, 2019

Ministry of Agriculture, Food and Rural Affairs  
1 Stone Road West, Guelph, ON N1G 4Y2  
[minister.omafra@ontario.ca](mailto:minister.omafra@ontario.ca)

Dear Mr. Ernie Hardeman:

**Re: Main Street Revitalization Grant – Extension request**

In the summer of 2018, we were advised that we were allocated main street revitalization funding. On September 4<sup>th</sup>, 2019 Municipal senior staff reached out to the representative of the distributing agency of these funds (AMO) to request an extension on the spending of the funds. Staff were told that we are not the only Municipality that has enquired about an extension but that no formal response has been received from OMAFRA to AMO about allowing an extension.

An email follow-up was sent to AMO on October 7<sup>th</sup> to see if any progress had been made on granting extensions. The email also included the following list of reasons why an extension is REQUIRED:

- We were advised of the funding in summer of a Municipal election year
- Council not knowing if they were going to be re-elected did not want to choose a project for the funds
- An entirely new Council was elected in October and sworn in in early December.
- Council orientation and 2019 budget took precedence on choosing a project
- Council has recently (end of August 2019) chosen a project.
- The project requires work outside in reasonable temperatures.
- The temperatures in Northern Ontario are not stable enough till may to perform the project.

The response from AMO, which was received on the same day, was the following:

“Thanks for this, Julie. We’ve outlined several these reasons in our letter to OMAFRA. I’m hopeful that I’ll have some more information soon.”

We have been also been told to select an alternative project that would be eligible. In small towns there are certain items that are more critical than others. In our case having our landmark refurbished is the main project we would like to get done with this funding. An alternative project will not have the same visual impact. We are pleading that you provide an extension to this funding soon as possible. The request is that the project funding be extended till end of July 2020.

If you require more information please do not hesitate to contact our office at 705-643-2158.

Yours truly,

*Julie Bouthillette*

Julie Bouthillette, CAO /Clerk-Treasurer

Cc: Adam Garcia [AGarcia@amo.on.ca](mailto:AGarcia@amo.on.ca)  
Lorna Ruder [lruder@amo.on.ca](mailto:lruder@amo.on.ca) (Please share with AMO board)



**THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE**

**69 Fourth Avenue, Larder Lake, ON**

Phone: 705-643-2158 Fax: 705-643-2311



**MOVED BY:**

\_\_\_ ☐ Thomas Armstrong  
\_\_\_ ☐ Patricia Hull  
P.H. ☐ Paul Kelly  
\_\_\_ ☐ Lynne Paquette

**SECONDED BY:**

\_\_\_ ☐ Thomas Armstrong  
\_\_\_ ☐ Patricia Hull  
\_\_\_ ☐ Paul Kelly  
P.H. ☐ Lynne Paquette

Motion #: 24

Resolution #: 24

Date: November 12, 2019

WHEREAS Council has discussed and edited the letter to the Ministry of Agriculture, Food and Rural Affairs; And

THEREFORE, Council directs staff to send the letter with this attached resolution as endorsement to the letter; And

FURTHER that the letter also be sent to Premier Doug Ford, Our local MPP and all other Municipalities in Ontario.

Recorded vote requested: ☐

	For	Against
Tom Armstrong		
Patricia Hull		
Paul Kelly		
Lynne Paquette		
Patty Quinn		

**Disclosure of Pecuniary Interest\***


I declare this motion

<input checked="" type="checkbox"/> Carried
<input type="checkbox"/> Lost / Defeated
<input type="checkbox"/> Deferred to: _____ (enter date)
Because:
<input type="checkbox"/> Referred to: _____ (enter body)
Expected response: _____ (enter date)

Chair:

Patricia Hull

\*Disclosed his/her (their) interest(s), abstained from discussion and did not vote on this question.

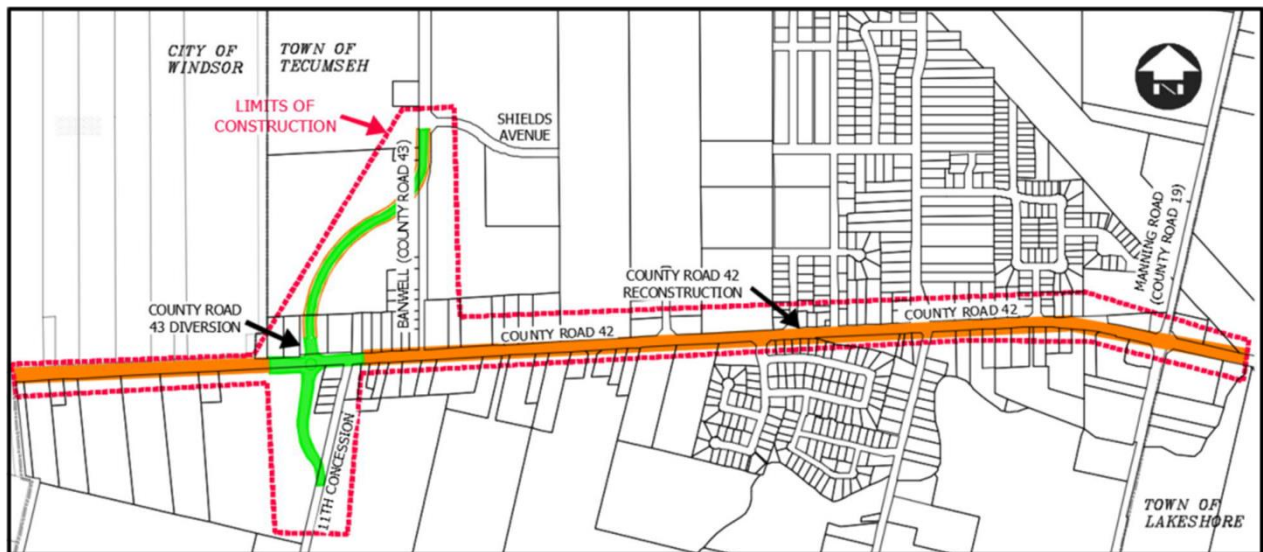


**RECONSTRUCTION OF COUNTY ROAD 42  
& COUNTY ROAD 43 DIVERSION  
NOTICE OF DESIGN & CONSTRUCTION PUBLIC OPEN HOUSE**

The County of Essex has retained Dillon Consulting Limited to undertake the detailed design for the reconstruction and widening of County Road 42 and the diversion and widening of County Road 43. The project design and reconstruction includes:

- Widening of County Road 42 from County Road 19 to the City of Windsor limits, consisting of a five-lane roadway with bike lanes, sidewalks, and/or multi-use trails.
- Multi-lane roundabouts are being introduced at County Road 19 (Manning Road) and the new intersection with County Road 43 (Banwell Road).
- The diversion and reconstruction of County Road 43 from Shields Avenue to south of County Road 42.

The design has been completed as per the Environmental Study Reports for both the County Road 42 Class EA (2014) and the County Road 43 Class EA (2009). The Project Limits are shown below:



Please join us for the Design & Construction Public Open House to learn more about the project scope, anticipated timing and impacts.

Date: Wednesday, December 11<sup>th</sup>, 2019

Time: 2:00 p.m. to 7:00 p.m.

Location: County of Essex - West Pike Depot, 11965 County Road 42, Tecumseh ON

If you have any questions regarding this project, please contact either of the individuals listed below:

Krystal Kalbol, P.Eng.  
Manager Transportation Planning & Development  
Corporation of the County of Essex  
360 Fairview Avenue W. Suite 201  
Essex, ON, N8M 1Y6  
kkalbol@countyofessex.ca  
519-776-6441, ext. 1316

Mark Hernandez, P.Eng  
Project Engineer  
Dillon Consulting Limited  
3200 Deziel Drive, Suite 608  
Windsor ON, N8W 5K8  
mhernandez@dillon.ca  
519-948-5000



## The Corporation of the Town of Tecumseh

Chief Administrative Officer

**To:** Mayor and Members of Council

**From:** Margaret Misek-Evans, Chief Administrative Officer

**Date to Council:** November 26, 2019

**Report Number:** CAO-2019-11

**Subject:** Community Safety and Well-Being Plan Development

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### Recommendations

It is recommended:

**That** Report CAO-2019-11 of the Chief Administrative Officer regarding Community Safety and Well-Being Plan development **be received**;

**And that** the direction set out in Report CAO-2019-11 to partner with the County of Essex, the Area Municipalities and the City of Windsor for the development of a regional Community Safety and Well-Being Plan **be approved**.

### Background

As described previously to Council during the budget process, Ontario municipalities are mandated through the current *Police Services Act* (1990) (Act) and the *Community Safety and Policing Act* (2019) to develop and adopt Community Safety and Well-Being (CSWB) Plans by January 1, 2021. The nature of CSWB planning is to proactively address locally identified priority risks arising from social conditions that contribute to crime, addiction, suicide and other negative outcomes. The plan identifies and prioritizes the risks and develops strategies to reduce and address the risks along with measurable outcomes.

The Act provides municipalities with discretion to develop a CSWB plan individually or jointly with other municipalities and also requires the establishment of a multi-sectoral advisory committee to guide the planning process. In discussion with the Tecumseh Police Services Board, there was concurrence with the proposal to undertake the planning process jointly with other area municipalities and the County.

As CSWB plans will involve social and public health agencies and many of these operate at the regional level, the area municipal Chief Administrative Officers (CAOs) share the desire to collaborate with the County and the City of Windsor on the development of a regional plan with appendices to address the specific needs of each municipality in the County.

## **Comments**

Working in collaboration with the other area municipal CAOs, the County of Essex CAO and the CAO for the City of Windsor, a proposal was put forward for the County to co-lead the CSWB planning exercise with the City of Windsor. The City of Windsor had begun their planning process earlier in 2019 under the direction of a dedicated Project Manager. On the request of the County CAO, the City Administration approached Windsor City Council on November 18<sup>th</sup> to proceed with the CSWB planning process jointly with the County and area municipalities. Windsor City Council supported this request.

A report to County Council was brought forward by the County CAO at the regular meeting of November 20<sup>th</sup> requesting Council's favourable consideration to partner with the City of Windsor and the seven area municipalities on a joint CSWB plan for Windsor and Essex County. This request included a 50/50 cost share arrangement whereby the County would cover related expenses for CSWB plan development through a contribution of \$200,000 matching the City's budget for this item. County Council supported this request.

Both Council reports are appended to this report.

## **Consultations**

All Departments  
Tecumseh Police Services Board  
County of Essex Chief Administrative Officer  
Chief Administrative Officers of the Area Municipalities  
City of Windsor Chief Administrative Officer

## **Financial Implications**

As noted above, the financial commitment to the CSWB planning process for Tecumseh is coming from the County of Essex which is covering the cost in a 50/50 cost share arrangement with the City of Windsor, with a matching contribution of \$200,000. While this is anticipated to cover the Town's costs, there may be some ancillary and minor costs to Tecumseh for such things as advertising and hosting consultation meetings that can be covered through the Professional Services line item of the CAO budget.

Additionally, there will be a commitment of staff time to the CSWB primarily through the CAO's Office, Corporate Services, Fire & Rescue Services and the OPP. Other departments may be involved from time to time. Moreover, a commitment of time from the Tecumseh Police Services Board and members of Council is expected with more detail to come in forthcoming reports.



## Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input checked="" type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input checked="" type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been recommended for submission by the Chief Administrative Officer.

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	County of Essex Administrative Report 2019-1120-ADM-R18-RM
2	City of Windsor Council Report S198/2019



## **Administrative Report**

### **Office of the Chief Administrative Officer**

**To: Warden McNamara and Members of County Council**

**From: Robert Maisonville  
Chief Administrative Officer**

**Date: Wednesday, November 20, 2019**

**Subject: Regional Plan - Community Safety and Well-Being**

**Report #: 2019-1120-ADM-R18-RM**

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#### **Purpose**

To provide Council with information and a recommendation to partner with the City of Windsor and the seven local municipalities in the development and adoption of a regional Community Safety and Well-Being (CSWB) Plan for Windsor-Essex County.

#### **Background**

Effective January 1, 2019, the *Police Services Act (1990)* mandates Ontario municipalities to develop and adopt a CSWB Plan, working in collaboration with policing and community partners to proactively address locally identified priority risks, such as systemic discrimination and other social factors that contribute to crime, victimization, addiction, drug overdose and suicide, and any other prescribed risk factors; strategies to reduce the prioritized risk factors, and setting measurable outcomes following implemented strategies.

The legislation provides municipalities with the discretion to develop a CSWB Plan individually or jointly with other municipalities.

At the most recent regional Chief Administrative Officers meeting, discussion regarding CSWB Plan process and the interrelated nature of the regional community agencies that would be engaged in each municipal CSWB Plan within Windsor-Essex County led to the concept and proposal of the

development of a regional plan. It is important to highlight that although the CSWB Plan would be regional in nature and take advantage of economic synergies, specific recommendations for each municipality would be identified based on their own prioritized risk factors.

## **Discussion**

CSWB Plans are to be completed by municipalities no later than January 1, 2021. The Police Services Act requires the establishment of a multi-sectoral advisory committee(s), comprised of a number of cross-sectoral partners, which for Windsor-Essex County are common to the region, including, at a minimum, representation from:

- Police services
- The Local Health Integration Network (LHIN)
- Local service providers in health/mental health care
- Education
- Community/social services
- Children/youth services
- Municipal representation, employee or member of council
- Other members, as appropriate

The Province's intent is to proactively ensure efficiency, effectiveness and sustainability by dedicated time and resources up front through enhancements in social development, prevention and risk intervention strategies to reduce instances that require an incident response.

Windsor Administration and City Council (Subject to approval at their November 18<sup>th</sup> Council meeting) are in agreement to lead this project, through a dedicated Project Manager, Mr. Leonardo Gil, with oversight by co-lead of the Commissioner of Community Development and Health Services and the Chief of Windsor Police. It is envisioned that consultant services will be acquired to assist with community engagement within each municipality and the development of appendices for each municipality that would identifying prioritized risk, strategies to minimize these risks and measurable outcomes.

## **Financial Implications**

At this stage, total cost of development of the regional CSWB Plan, inclusive of prioritized risks (appendices) for each municipality is unknown. The proposal, as outlined by the City (Appendix I) establishes a budget based on

## **Administrative Report**

Page 3

November 20, 2019

Regional Plan - Community Safety and Well-Being

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a 50/50 cost share arrangement, where the County would help cover staff resources, consulting and related expenditures leading to the completed report and perhaps some preliminary follow up in 2021 related to measurable outcomes. A commitment of \$200,000 from both the City and County is proposed at this time for this project. Given the project nature and primarily one-time costs, it is Administration's recommendation that these funds would be drawn from the Corporation's Rate Stabilization Reserve and not impact the County Levy.

## **Recommendation**

That County Council support the development of a regional Community Safety and Well-Being Plan, led by the City of Windsor and include involvement and representation from each of the seven local municipalities

AND

That the County fund the regional plan 50/50 with the City of Windsor, through a contribution of \$200,000 from the Corporation's Rate Stabilization Reserve.

Respectfully Submitted

Originally Signed by

Robert Maisonville, Chief Administrative Officer

<b>Appendix No.</b>	<b>Title of Appendix</b>
Appendix A	City of Windsor Report and Resolution – Community Safety and Wellbeing Regional Plan – City Wide



**Council Report: S 198/2019**

**Subject: Community Safety and Wellbeing Regional Plan - City Wide**

**Reference:**

Date to Council: November 18, 2019

Author: Sandra Bradt

Executive Initiatives Coordinator

519-255-5200 x 5354

sbradt@citywindsor.ca

Administration

Report Date: October 18, 2019

Clerk's File #: SS2019

**To:** Mayor and Members of City Council

**Recommendation:**

THAT the report of the Commissioner of Community Development and Health Services regarding Community Safety and Well-Being planning **BE RECEIVED** for information; and,

THAT City Council **AUTHORIZE** the Commissioner of Community Development and Health Services to engage the County of Essex and its municipalities to develop a regional Community Safety and Well-Being Plan; and,

THAT subject to approval by City and County Councils, a matching contribution of \$200,000 from the County of Essex **BE ALLOCATED** to the City of Windsor for the development of the regional Community Safety and Well-Being Plan; and,

THAT the Community Development and Health Commissioner or her designate **BE AUTHORIZED** to take such actions as required to implement, operationalize and manage the project, including signing and executing the necessary agreements and documents related to the Community Safety and Well-Being Plan, provided such agreements and documents comply with the governing program requirements, the City's Purchasing By-law and are in a form and content satisfactory to the City Solicitor, satisfactory in the financial content to the City Treasurer and satisfactory in technical content to the Manager of Social Policy and Planning and such that expenditures do not exceed the approved budget for the program; and further,

THAT Administration **BE DIRECTED** to bring the regional Community Safety and Well-Being Plan to City Council and Essex County Council in sufficient time to be considered prior to the Provincial government's deadline of January 1, 2021.

## **Executive Summary:**

N/A

## **Background:**

The previous provincial government initiated the development of a provincial response to crime and victimization through a collaborative and integrated crime prevention approach. The current government has made new legislative amendments to the Police Services Act which, effective January 1, 2019, mandate every municipality to prepare and adopt a Community Safety and Well-Being Plan. Municipalities are required to work in conjunction with police services and other community organizations as applicable. Plans must be prepared and adopted by January 1, 2021.

At their meeting of July 8, 2019, City Council approved Report S97/2019, authorizing the Commissioner of Community Development and Health Services and the now Chief of Windsor Police Services to co-lead the development of the Plan. Additionally, the Commissioner was authorized to hire a Project Manager to ensure the Community Safety and Well-Being Plan would be developed within prescribed timelines. We are pleased to report that the successful candidate was Mr. Leonardo Gil.

At their last meeting, the regional Chief Administrative Officers discussed the Community Safety and Well-Being Plan process and proposed including the County, its municipalities and respective Police service, to develop a regional Plan with specific recommendations for each municipality, and ensure efficient and coordinated services.

## **Discussion:**

Community Development and Health Services (CDHS) is the Consolidated Municipal Service Manager and service delivery agent on behalf of the Province in both the City and the County for Ontario Works, Housing, and Children's Services/EarlyON sites. Furthermore, CDHS has been either the lead or an active participant in numerous regional planning bodies that address social and health related issues in Windsor and Essex County. These include the Windsor-Essex Community Opioid and Substance Strategy (WECOSS), the Windsor Essex Situation Table, Ontario Health Teams (OHT), Windsor Essex By-Names Prioritized List (BNPL), Windsor-Essex Local Immigration Partnership (WE LIP), ProsperUS, and the Oral Health Education and Awareness Advisory Committee.

The system leaders and community partners who have comprised these tables represent an array of sectors from across the region. CDHS's connection with regional planning bodies also extends to its role as a key player in emergency preparedness for the City of Windsor, County of Essex and all municipalities within Essex County. This experience aligns well with the public safety participants who will be asked to contribute to creating a regional Community Safety and Well-Being Plan.

The report brought to Council last summer also noted that efforts to develop Windsor's plan would be complementary, and linked where appropriate, to existing community development initiatives such as Pathway to Potential, the Windsor-Essex Community

Opioid Strategy, Crime Prevention through Environmental Design work, ProsperUS and other neighbourhood group projects.

While each individual municipality may identify its own priority risks, it is anticipated that the work to improve safety and well-being will be transferrable across the region. A coordinated approach, while identifying risks specific to each municipality, will ensure a fulsome Plan to address the obligations as outlined in legislation.

Administration is seeking City Council's approval to approach the development of the Community Safety and Well-Being Plan from a regional perspective.

### **Risk Analysis:**

There is a low risk to the City of Windsor should a regional Community Safety and Well-Being Plan not be adopted as prescribed. There is risk to each of the County municipalities as they are obligated to deliver CSWB Plans under the same legislation as the City. However, there is a reputational risk in that the City is the Consolidated Municipal Service Manager delivering services on behalf of the Province in both the City and the County. Community Development and Health Services enjoys a respectful and mutually beneficial relationship with partners and residents in both the City and the County.

### **Financial Matters:**

The Police Services Act mandates every municipality to prepare and adopt a Community Safety and Well-Being Plan by January 1, 2021. In response to the need to develop a Plan for the City, on July 8, 2019 City Council approved that any costs for the development of the Community Safety and Well-Being Plan and Project Manager be charged to the Budget Stabilization Reserve to an upset limit of \$200,000. (CR340/2019)

As noted above, a regional planning process was discussed by the regional Chief Administrative Officers. Should City Council authorize the development of a regional Community Safety and Well-Being Plan, a request will be brought to County Council to match the City's \$200,000 contribution to cover the additional expenses necessary to ensure the Plan addresses the City and all County municipalities.

The cost of developing a regional Community Safety and Well-Being Plan will be shared equally between the City and the County. Although the population of the City is slightly higher than the County, there are seven County municipalities that will each require identification of their own priority risks.

Upon completion of the CSWB plan, and pending further direction from the Province, the City and County will jointly determine next steps and future funding beyond January 2021. Should a need for on-going funding be identified, a request for annualized funding will be brought forward to City and County Councils during the 2021 budget development process.



**Consultations:**

Manager of Intergovernmental Subsidies and Finance  
Chief of Police, Windsor Police Services  
Rob Maisonville – Chief Administrative Officer, County of Essex  
Essex County Municipal Chief Administrative Officers

**Conclusion:**

The County of Essex has requested that the City of Windsor consider leading the creation of a regional Community Safety and Well Being Plan in lieu of a stand-alone City of Windsor plan. Should City Council approve a regional approach, The County of Essex will be approached to approve this proposal and to co-fund the development of the regional plan, resulting in no additional costs to the City of Windsor. Upon completion of the regional Community Safety and Well Being Plan, the City and County will jointly determine next steps and future funding beyond January 2021.

**Planning Act Matters:**

N/A

**Approvals:**

Name	Title
Sandra Bradt	Executive Initiatives Coordinator
Jelena Payne	Community Development and Health Commissioner – Corporate Leader, Social Development and Health
Joe Mancina	Chief Financial Officer/City Treasurer – Corporate Leader, Finance and Technology
Onorio Colucci	Chief Administrative Officer

**Notifications:**

Name	Address	Email
Chief Pam Mizuno	Windsor Police Services	
Rob Maisonville	CAO, County of Essex	<a href="mailto:rmaisonville@countyofessex.ca">rmaisonville@countyofessex.ca</a>

**Appendices:**



## The Corporation of the Town of Tecumseh

Planning & Building Services

**To:** Mayor and Members of Council

**From:** Brian Hillman, Director Planning & Building Services

**Date to Council:** November 26, 2019

**Report Number:** PBS-2019-39

**Subject:** Scheduling of a Public Meeting  
Proposed Official Plan and Zoning By-Law Amendments  
Skyline Real Estate Holdings  
11873 and 11917 Tecumseh Road  
Proposed 71-unit and 79-unit, Four-Storey, Apartment Buildings  
OUR FILE: D19 SKY

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### Recommendations

It is recommended:

**That** the scheduling of a public meeting, to be held on Tuesday, January 14, 2020 at 6:00 p.m., in accordance with the *Planning Act* for applications submitted by Skyline Real Estate Holdings for a 4.4 hectare (10.9 acre) parcel of land situated at the southeast corner of the Tecumseh Road/Southfield Drive intersection (11873 and 11917 Tecumseh Road), to amend the Tecumseh Official Plan and Tecumseh Zoning By-law 1746 by redesignating the subject property from “Commercial” and “Residential” to “Residential” with a new site-specific policy and rezoning the subject property from “General Commercial Zones (C3) and (C3-1)” and “Residential Zone 2 (R2)” to a site-specific “Residential Zone (R3-16)” in order to:

- i) recognize the two existing apartment buildings located on the northern portion of the property and permit accessory commercial uses within their first floors;
- ii) permit the development of the southern portion of the lands for an additional two, four-storey apartment buildings totalling 150 units;
- iii) establish a total overall lot density of 91 units per hectare for the entirety of the property; and

- iv) establish site-specific lot, building and yard provisions,  
**be authorized.**

## **Background**

### **Property Location and Description**

Skyline Real Estate Holdings (“the Owner”) owns two properties that total 4.4 hectares (10.9 acres) (“subject property”) located at the southeast corner of the Tecumseh Road/Southfield Drive intersection (11873 and 11917 Tecumseh Road) (see Attachment 1A). The subject property is also located within the Tecumseh Road Main Street Community Improvement Plan (“CIP”) Area. A six-storey, 149-unit apartment building currently occupies the north half of the property located at 11873 Tecumseh Road and a seven-storey, 98-unit apartment building occupies the north half of the property located at 11917 Tecumseh Road. The majority of the parking areas associated with these apartment buildings is situated to their south, beyond which is a substantial portion of vacant land that has always been intended for development. The Owner is proposing amendments to the Official Plan and Zoning By-law to permit the construction of two 4-storey apartment buildings and associated parking and landscaped areas on these vacant lands.

### **Surrounding Land Uses (see Attachment 1B)**

- North: a small commercial plaza containing a restaurant and convenience store is situated between the two existing apartment buildings on the south side of Tecumseh Road. Directly across Tecumseh Road from the subject property is a vacant property that is proposed to be developed with a six-storey, 97-unit apartment building, an existing six-storey apartment building containing 53 units with commercial uses occupying the ground floor, the Canada Post facility and a monument sales establishment. Farther to the northwest on the north side of Tecumseh Road are a bank and a restaurant/bar. The Via Rail railway and a residential subdivision located in the City of Windsor consisting of single unit dwellings are located north of and beyond all of the preceding uses.
- East: abutting the subject property to the east is a restaurant and a residential dwelling south of which is the Windsor-Essex Community Housing two-storey, 38-unit apartment building. Farther to the east, along Tecumseh Road are underutilized properties identified for future apartment buildings and a commercial node at the southwest corner of Shawnee Road and Tecumseh Road. A transition to predominately commercial uses along both sides of Tecumseh Road begins just west of Shawnee Road.

South: abutting the subject property to the south is Southfield Park, beyond which are predominately semi-detached residential dwellings with the exception of some single unit dwellings at the westerly end of Arbour Street.

West: abutting the subject property and situated on the southeast corner of Southfield Drive and Tecumseh Road is a small commercial plaza containing two units. Across Southfield Drive on the southwest corner of that same intersection is a significant commercial plaza containing a number of businesses including a Tim Horton's restaurant with a drive-through facility. Directly to the south of this commercial plaza is an area of medium density residential development comprising townhouse style dwelling units.

### **Public Information Centre (PIC) Held by Applicant**

Prior to the formal submission of the proposed Official Plan and Zoning By-law amendment applications to the Town, the Owner and its consultant organized and held a well-attended Public Information Centre (PIC) on October 16, 2019. At the PIC, the development proposal was presented to those in attendance followed by a question/answer period. Town Administration also attended to review the proposal and listen to the comments but played no formal role in the presentation. The majority of the comments at the PIC were focussed on issues related to the existing buildings (primarily maintenance and parking/traffic). No major planning concerns with respect to the proposed apartment buildings were raised by those in attendance.

### **Proposed Development and Amendments**

Subsequent to the PIC, the Owner formally submitted Official Plan and Zoning By-law amendment applications along with a draft site plan (see Attachment 2) and architectural renderings (see Attachment 3) depicting:

- two four-storey apartment buildings that would flank the northern and eastern sides of Southfield Park. The apartment building proposed to abut the northern side of Southfield Park has a building footprint of 1,775 square metres (19,105 square feet) and contains 79 units. The apartment building proposed to abut the eastern side of Southfield Park has a building footprint of 1,600 square metres (17,222 square feet) and contains 71 units. The 150 proposed units, along with the 247 units in the existing apartment buildings, will result in a density of approximately 91 units per hectare (37 units per acre);
- an indoor amenity area located between the proposed apartment buildings that will be connected internally for residents, along with an outdoor patio area and two pickle ball courts;
- an expansion to the existing parking area resulting in an additional 220 surface parking spaces, including six new barrier-free spaces. With the addition of these spaces, the total

number of spaces for the entire subject property would be 535 which equates to 1.35 spaces per unit. The minimum number of spaces established in the Tecumseh Zoning By-law is 1.5 spaces per unit;

- one new access driveway onto Southfield Drive. The Owner's consultants are currently reviewing the existing four driveways along Tecumseh Road to determine if one or more of the access points can be modified (in or out only) or removed in order to enhance traffic conditions on both Tecumseh Road and the various driveways;
- a conveyance to the Town of a 5-metre (16.4-foot) strip of land along the most southerly boundary of the subject property in order to provide the ability to widen and enhance the pedestrian access between the westerly terminus of Arbour Street and Southfield Park. This conveyance will also assist with the ability to provide emergency vehicular access from Arbour Street, details of which would be finalized through the requisite site plan control approval process; and
- a pedestrian sidewalk connection to Southfield Drive. The Owner will also be including pedestrian linkages through the site to Tecumseh Road.

The "General Commercial" designation (which applies to the northern portion of the property where the existing apartment buildings are located) and the "Residential" designation (which applies to the southern portion of the property where the two new apartment buildings are proposed to be located) both contemplate apartment buildings of this nature. The "Residential" designation, however, establishes a maximum lot density of 75 units per hectare. If the two apartment buildings are constructed, the entire subject property will have an overall lot density of 91 units per hectare.

The 91 units per hectare density resulting from the proposed development is similar to existing and proposed apartment developments in the immediate vicinity of the subject property.

The entire subject property is currently zoned "General Commercial Zones (C3) and (C3-1)" and "Residential Zone 2 (R2)". The proposed apartment buildings are to be located on the lands zoned C3-1 and R2 while the existing apartment buildings are located on the lands zoned C3. The C3 Zone permits a range of commercial uses and existing dwellings; the C3-1 Zone permits a parking and recreation area and facilities associated with the existing apartment buildings; and the R2 Zone permits only single unit residential uses.

Based on the foregoing, the applicant has submitted Official Plan and Zoning By-law amendment applications that are summarized as follows:

- Proposed Official Plan Amendment

The purpose of the application is to redesignate the subject property from "General Commercial" and "Residential" to "Residential" and introduce a new site-specific policy to facilitate the development of the lands for two additional apartment buildings and

establish a total lot density of 91 units per hectare for the entirety of the property and to establish maximum height limits for the existing and proposed buildings.

- **Proposed Zoning By-law Amendment**

The purpose of the application is to rezone the subject property from “General Commercial Zones (C3) and (C3-1)” and “Residential Zone 2 (R2)” to a site-specific “Residential Zone 3 (R3-16)” to:

- recognize the existing two apartment buildings located on the northern portion of the property;
- permit the development of the southern portion of the lands for an additional two, four-storey apartment buildings totalling not greater than 150 units;
- establish a maximum number of units for the entire property;
- establish a minimum parking standard of 1.3 spaces per unit; and
- establish site-specific lot, building and yard provisions.

## **Additional Planning Approvals**

In addition to the aforementioned planning applications, the approval and execution of a site plan control agreement with the Town will be required prior to the proposed development proceeding. It should also be noted that the County of Essex is the approval authority for Official Plan amendments. Further, the Owner has indicated that it may seek to sever the subject property such that the two northerly buildings are on separate lots and the proposed two new buildings are on one separate lot. Discussions on this issue are ongoing, the results of which may necessitate some refinements to the proposed Zoning By-law amendment prior to it being adopted by Council.

## **Supporting Documents**

During early discussions regarding potential development of the subject property, Town Administration identified that the preparation of the following reports/studies would be necessary to properly assess the proposal from a land-use planning perspective and to consider the applications complete:

- Planning Analysis Report (PAR);
- Traffic Impact Study (TIS); and
- Site Servicing Study

Below is a summary of the findings of the aforementioned reports/studies:

1) Planning Analysis Report, SKYDEVCO INC. – Planscape Inc, October 2019.

The PAR evaluated the proposed development and land uses against the Provincial Policy Statement (PPS) the County of Essex Official Plan and the Town's Official Plan. In addition, it provided an introductory evaluation of the development with respect to built form, compatibility from existing land uses, integration with the surrounding area and overall site suitability.

The PAR concluded that:

"The subject applications request approvals for a new high-density residential use on two existing properties, each containing existing high-density residential apartments. The proposed increase in density has been evaluated against the applicable policies of the Provincial Policy Statement, the County of Essex Official Plan and the Town of Tecumseh Official Plan and found to be in conformity with the intent, purpose and policies of these planning documents. In addition, the proposal serves to advance the policies of the applicable planning documents which promotes needed affordable and rental housing. Furthermore, the proposed use is appropriate for the area taking into consideration the connection to existing municipal services, its location along Southfield Road and other compatible residential uses and necessary services in the immediate vicinity.

The proposed development and planning applications represent good planning and it is respectfully recommended that the applications be supported and approved."

Town Administration has reviewed this study and is satisfied that its analysis and recommendations are sufficient to support consideration of the proposed application and to proceed with a formal public meeting.

2) Traffic Impact Study, 11873 & 11917 Tecumseh Road, Transportation Impact Study & Parking Study – Paradigm Transportation Solutions Limited, October 2019.

The TIS provided an analysis of the existing traffic operations, as well as future traffic conditions with and without the proposed development. The objective of the TIS was to determine the traffic impact of the development and whether any operational issues would arise as a result of the development. In addition, the TIS provided an analysis and justification for the amount of parking provided by the development through the completion of a parking survey for the existing apartments and a transportation demand analysis.

The TIS concluded that:

“Based on the investigations carried out, it is concluded that:

- Existing Traffic Conditions: All study area intersections are currently operating within acceptable levels of service, except for the northbound left-turn queues at the intersection of Tecumseh Road East and Lesperance Road which are forecast to exceed the available storage but can be accommodated within the two-way centre left-turn lane;
- Development Generated Traffic: The development is forecast to generate 51 and 65 new trips during the AM and PM peak hours, respectively;
- Background Traffic Conditions: All study area intersections are forecast to operate within acceptable levels of service, except for certain movements at the intersection of Tecumseh Road East and Lesperance Road which are forecast to operate with queues exceeding the available storage and increased delays;
- Total Traffic Conditions: All study area intersections are forecast to operate with similar levels of service as the background traffic conditions;
- Remedial Measures: Westbound left-turn lanes with 25 metres of storage are forecast to be warranted on Tecumseh Road East at the site driveways under 2024 total volumes during the PM peak hour;
- Parking Supply: A total of 222 parking spaces (note: this figure is based on an earlier version of the concept plan which has since been revised to depict 220 spaces) is proposed for the proposed development. Based on the parking demand at the existing residential properties and ITE [Institute of Transportation Engineers] parking demand data, this supply is considered sufficient; and
- Transportation Demand Management Measures: To further support a reduced rate of parking the developer can unbundle parking from the lease of units, provide easily accessible long and short-term bike parking, and ensure safe and accessible pedestrian movement throughout the site.”

Town Administration has received the TIS and has requested a peer review of this study by a third party consulting engineer to assist with the Town’s assessment of the TIS. The results of the assessment will be provided to Council by way of a future Planning Report. Discussions are ongoing regarding potential alternative design solutions on Tecumseh Road and the optimal format and number of driveways to the subject property.



3) Functional Servicing and Stormwater Management Report – MGM Consulting Inc., October 2019.

The Functional Servicing and Stormwater Management Report addresses municipal water, sanitary and stormwater management (quantity and quality) services for the proposed development.

Town Administration has received the Functional Servicing and Stormwater Management Report and has requested a peer review of the servicing study by a third party consulting engineer to assist with the Town's assessment of the study. The results of the assessment will be provided to Council by way of a future Planning Report.

The proposed development will be serviced with full municipal services. An engineering analysis was undertaken at the time of the development of the CIP to identify necessary improvements to accommodate full build-out of this area. Its findings confirmed the adequacy of services for the proposed development along with the development of a limited number of other lands currently being considered for residential intensification. However, the study also confirmed that the Tecumseh Road sanitary sewer will need to be upgraded in the CIP area to support full build-out. Accordingly, Council recently authorized Public Works and Environmental Services to commence detailed design of the sanitary sewer improvements in order to ensure the sanitary sewer system is able to support on-going redevelopment and intensification projects in the CIP area. The construction of this sanitary sewer is currently proposed in 2020, subject to Council approval of the 2020 Capital Works Plan on December 10, 2019. It is further noted that stormwater management will be required for quality and quantity control, the details of which will be addressed through the site plan control process.

## Comments

### Provincial Policy Statement

The Planning Act establishes that Council, when making decisions that affect a planning matter, "shall be consistent with" the 2014 Provincial Policy Statement ("PPS") issued under The Planning Act.

There are a number of policies within the PPS that support the applications for the proposed residential development. The following are the relevant excerpts from the PPS:

"1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential ... and other uses to meet long-term needs;  
...
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing cost.

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years...

Within settlement areas, sufficient land shall be made available through intensification and redevelopment ...

### 1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
  - 1. efficiently use land and resources;
  - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
  - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
  - 4. support active transportation; and
  - 5. are transit-supportive, where transit is planned, exists or may be developed

- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

#### 1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

...

- b) permitting and facilitating:
  - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
  - 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

#### 1.6.7 Transportation Systems

- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

#### 1.7 Long-Term Economic Prosperity

- 1.7.1 Long-term economic prosperity should be supported by:

...

- c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- d) encouraging a sense of place, by promoting well-designed built form...

#### 1.8 Energy Conservation, Air Quality and Climate Change

- 1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;
- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;

#### 6.0 Definitions

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development.”

In summary, the PPS encourages and supports development on lands that are identified for urban growth in approved settlement areas. It also establishes that the Town should be supporting and promoting residential infill development that results in compact built form and makes more efficient use of existing services while offering a range of housing forms/types to meet expected needs. The PPS also supports the development of a broad range of housing types and tenures and encourages residential intensification within identified urban areas where such areas have appropriate levels of servicing.

The subject proposal is in a location and of a form of residential development that achieves all of the foregoing policy objectives. It provides an alternative form of housing type and at a density that provides for a more compact built form and promotes walkability and transit usage. The proposed development is also considered to be intensification in accordance with the definition contained in the PPS. Based on the foregoing, it is the opinion of the writer that the applications for the proposed residential development are consistent with the PPS.

## **County of Essex Official Plan**

The subject lands are within an identified Primary Settlement Area of the County Official Plan. The goals and policies of the County of Essex Official Plan encourage a range of residential development within identified settlement areas such as the fully serviced urban areas of the Town of Tecumseh. The following goals and policies of the County Official Plan are most relevant in the assessment of the subject proposal:

### **“2.12 NOISE, VIBRATION AND SAFETY**

...

- b) Prior to the approval of any applications for Official Plan amendments, Zoning By-law amendments, plans of subdivision or condominium, land division, committee of adjustment approval or any development that is subject to site plan control on lands that are within 500 metres of a Principal Main Railway Line right-of-way, Provincial Highway, or stationary sources or where the projected noise exceeds the Ministry of the Environment recommended noise criteria by more than 5 dBA, a noise and vibration and impact mitigating study shall be completed and submitted to the appropriate agencies and appropriate railway companies

for review and comment. Appropriate measures to mitigate any adverse impacts from noise and or vibration that were identified shall be undertaken.

### 3.2 SETTLEMENT AREAS

#### 3.2.2 Goals

The following goals are established for those lands designated as settlement areas on Schedule “A1”:

- a) Support and promote public and private re-investment in the Primary Settlement Areas
- ...
- c) To promote development within Primary Settlement Areas that is compact, mixed-use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds.
- ...
- i) Promote residential intensification within Primary Settlement Areas, and to a lesser extent, within full serviced secondary settlement areas.

#### 3.2.4 Primary Settlement Areas

Primary Settlement Areas are the largest and traditional centres of settlement and commerce in the County. Protection of these communities by focusing growth and investment is a priority of the County.

##### 3.2.4.1 Policies

The following policies apply to Primary Settlement Areas:

...

- f) Downtown/Uptown areas should maintain and/or enhance the existing character of these areas. Mixed-use development and an accessible pedestrian oriented streetscape are encouraged. The preparation of Community Improvement Plans are also encouraged.

### 3.2.6 General Settlement Area Policies

The following policies apply to all “Settlement Areas” identified on Schedule “A1” of this Plan:

...

- b) The County supports residential intensification within Primary Settlement Areas.

...

- e) Local Official Plans are encouraged to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area as outlined below:

- i) Maintaining at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available as defined by Provincial Policy.

- ii) Maintaining at all times, where new development is to occur, at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

- iii) Permitting and facilitating all forms of housing, including special needs housing, required to meet the social, health and well-being requirements of current and future residents.

- f) Local Official Plans are encouraged to provide opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure.

- g) It is the policy of this County Official Plan to ensure long term economic prosperity by encouraging local Official Plans to:

...

- v) Maintain the well-being of downtowns and mainstreets.

### 3.2.7 Intensification and Redevelopment

The County encourages well-planned intensification development projects in the Settlement Areas to encourage more efficient use of land and municipal infrastructure, renew urban areas and to facilitate economic and social benefits for the community.

The County also specifically encourages residential intensification and redevelopment within Primary Settlement Areas in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities.”

In accordance with the aforementioned goals and policies, it is the opinion of the writer that the proposed development conforms to the County of Essex Official Plan. Town Administration has consulted with the County of Essex regarding the potential need for the completion of a noise and vibration study in relation to the Via Rail corridor that is approximately 400 metres to the north of where the proposed new apartment buildings are to be located. Clarification is being sought from VIA Rail with respect to the nature of the study required, the details of which will be incorporated as policy into the site-specific Official Plan Amendment policy. Any study deemed necessary will need to be completed prior to site plan approval.

## **Tecumseh Official Plan**

As noted previously, the subject property is currently designated “General Commercial” (which applies to the northern quarter of the property where the existing apartment buildings are located) and “Residential” (which applies to the southern three quarters of the property where the two new apartment buildings are proposed to be located) in the Tecumseh Official Plan (see Attachment 4).

Both of these designations contemplate apartment buildings provided they can be appropriately integrated with the existing and proposed development pattern by meeting the applicable policies of the Plan. The Residential designation, however, establishes a maximum density of 75 units per net hectare. As noted earlier in this Report, the development of the proposed apartment buildings would result in a density of 91 units per net hectare. The following sections of the Official Plan provide broad support for the type of residential development proposed:

### “1.4 BASIS OF THE PLAN

...

#### (b) Housing Demand Forecasts

...A more balanced mix of housing types and tenures will be required in the Town of Tecumseh over the next two decades in



order to meet the existing and anticipated future needs of an aging population with smaller average household sizes, and varying housing needs.

## 2.11 RESIDENTIAL OBJECTIVES

...

- b) To encourage new residential development to occur in such a manner which makes the most efficient use of municipal infrastructure and services, in keeping with the capacity of the existing services available and the financial ability of the municipality to provide the required additional infrastructure and services.

...

- d) To broaden the range of housing options available to existing and future residents of the Town, by encouraging the continued production of a diverse and affordable mix of housing that is capable of meeting the needs of all households – including low and moderate income households and households with special needs. The provision of a mixture of housing forms, sizes, tenures and affordable housing types, including both public and private sector sponsored housing are to be encouraged.”

Given that the area proposed for the two new apartment buildings is designated Residential, regard needs to be given to Section 3.3 Residential, which states the following with respect to the proposed use:

### “3.3 RESIDENTIAL

- 3.3.1 The lands designated Residential shall be used primarily for residential purposes. Various types of residential dwellings shall be permitted within this designation, provided they meet all of the applicable policies of this Plan. The regulations and zone provisions of the town's comprehensive zoning by-law implementing this Plan shall be in accordance with the following:

- (iii) High Density Residential Uses

The maximum permitted density within any High Density Residential Zone shall be 75 units per net hectare. Permitted residential uses shall consist of townhouse dwellings and low-rise and mid-rise apartment buildings, up to 7 storeys in height.

Council will utilize the following criteria in the creation and application of medium and high density residential zone categories in the Town of Tecumseh:

- a) medium and high density residential uses should have frontage and/or access driveways onto an arterial or collector road;
- b) proposals will not be approved which would result in substantial traffic flow increases on local streets serving single-unit residential development;
- c) apartment proposals of more than 3 stories should be separated from adjacent dwellings by a distance sufficient to maintain the privacy, amenity and value of surrounding residential properties.

In considering applications to amend the town's comprehensive zoning by-law to establish a medium or high density residential use, Council will also have regard to the following:

- the need for the proposed development as identified through an analysis of housing supply and demand;
- the density and form of adjacent development;
- the adequacy of the municipal water supply, sanitary sewers (and associated treatment plant capacity), storm drainage, and roads to serve the proposed development;
- the adequacy of schools, parks, and community facilities to serve the proposed development;
- the adequacy of off-street parking facilities to serve the proposed development; and
- the provision of adequate buffering standards deemed necessary to protect the residential amenities of adjacent land uses.”

Accordingly, the Town will have to have regard to the foregoing criteria in its review and evaluation of the proposed Official Plan and Zoning By-law amendments. Administration’s evaluation in the context of these criteria will be provided to Council by way of a future Planning Report that will also summarize and comment on any formal comments received through the public meeting and consultation process.

In summary, the Tecumseh Official Plan contemplates multiple storey apartment residential uses in the Residential area subject to the review, evaluation and public/stakeholder consultation process that would be undertaken as part of the required Official Plan Amendment process.

### **Tecumseh Road/Main Street Community Improvement Plan**

The subject property is within the Tecumseh Road/Main Street Community Improvement Plan (CIP) (see Attachment 5). The CIP identifies the importance of additional residential development in order to facilitate the rejuvenation of the entire CIP area. The CIP encourages the development of higher density residential uses within the CIP area, including duplexes, townhomes and apartment dwellings.

One of the objectives of the CIP is to:

“Encourage a diverse mix of housing in order to provide options for seniors and young people in more urban housing forms, and allow for housing in mixed use developments, to ensure the street is active and alive all days of the week, and all times of the day.”

Furthermore, the CIP has identified ten “Big Moves” that will form the basis for the proposed Urban Design Guidelines and Implementation Strategies. These “Big Moves” are the key design elements that will support the Vision and Guiding Principles, and define the CIP Concept. One of these “Big Moves” includes the creation of:

“higher density residential neighbourhoods north and south of main street with integrated public and private open spaces, road access, and pedestrian linkages.”

The CIP also contains land use recommendations that are intended to guide redevelopment and establish the basis of the policy framework needed to achieve the CIP vision. The land use category recommended by the CIP for the southern area of the property where the new buildings are proposed is identified as Town Centre Residential 1.

The Town Centre Residential 1 designation establishes a maximum Floor Space Index (FSI - gross floor area of building divided by lot area) of 0.7 and a maximum height of three storeys. The proposed multi-unit apartment dwellings result in an FSI of approximately 0.76, which is only marginally above the recommended maximum, but they have a proposed height of four storeys.

It is important to note, however, that the CIP establishes that consideration may be provided to permit additional height or density subject to the Official Plan and Urban Design Policies of the CIP area. Given their location within close proximity to the existing higher density apartment buildings to the north, which are six to seven storeys in height, and to the 1.0 hectare municipal park abutting along two property lines to the south, it is believed that the proposed

development represents an appropriate built form for this area and is consistent with the land use and urban design policy standards of the CIP. It is also believed that it will be a critical development towards achieving some of the important overarching, broad-based objectives for the area pertaining to encouraging higher density residential uses and increasing the residential population. Moreover, the subject proposal will assist in the strengthening of the CIP area by introducing additional residents to the area who will work/live/play/shop.

In terms of the architecture of the proposed multi-unit dwelling, the renderings provided to date (see Attachment 3) appear to meet the CIP guidelines for architectural building materials and features. It should be noted that these guidelines would have to be met in order to qualify for any available financial incentives offered through the CIP.

### **Tecumseh Zoning By-law 1746**

As noted earlier in this Report, the subject property is currently zoned “General Commercial Zones (C3) and (C3-1)” and “Residential Zone 2 (R2)” in Tecumseh Zoning By-law 1746 (see Attachment 6). The proposed zoning by-law amendment would place the subject property into a site-specific “Residential Zone 3 (R3-16)” to:

- recognize the existing two apartment buildings located on the northern portion of the property;
- permit the development of the southern portion of the lands for an additional two, four-storey apartment buildings totalling 150 units;
- establish a maximum number of units for the entire property;
- establish a minimum parking standard of 1.3 spaces per unit; and
- establish site-specific lot, building and yard provisions.

### **Site Plan Control**

As noted earlier in this Report, the subject property is subject to Site Plan Control. Council approval of a site plan control agreement will be required prior to any development occurring on-site. The applicant has been advised of this requirement.

### **Conclusion**

Having regard to the range, scale, location and nature of surrounding uses, the geographic location of the proposed development along with current policy initiatives encouraging standards that support more compact and efficient development, it is believed that there is merit in considering the requested applications to permit the proposed residential intensification on the subject property.

Accordingly, it is recommended that a public meeting be scheduled in accordance with the provisions of the *Planning Act* as a means to seek public input. A public meeting to consider the proposed amendments will provide an opportunity to hear concerns and comments, if any, of neighbouring owners and other interested stakeholders/agencies. It is important that the concerns and comments of these stakeholders be taken into consideration as part of the full evaluation of the applications.

### Consultations

Public Works & Environmental Services  
County of Essex

### Financial Implications

None.

### Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input checked="" type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP  
Junior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP  
Manager Planning Services

Reviewed by:

Phil Bartnik, P.Eng.  
Director Public Works & Environmental Services

Reviewed by:

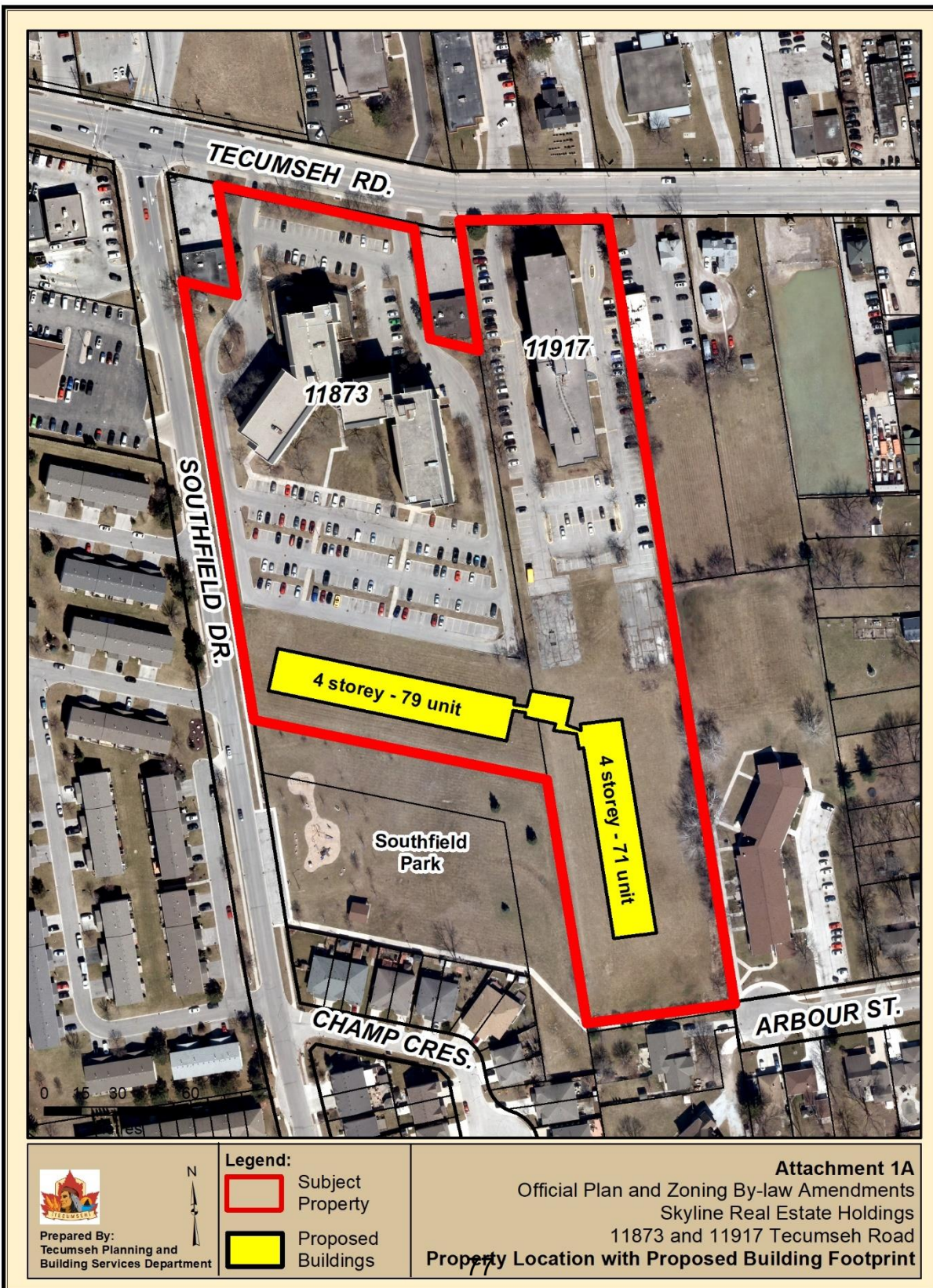
Brian Hillman, MA, MCIP, RPP  
Director Planning & Building Services

Recommended by:

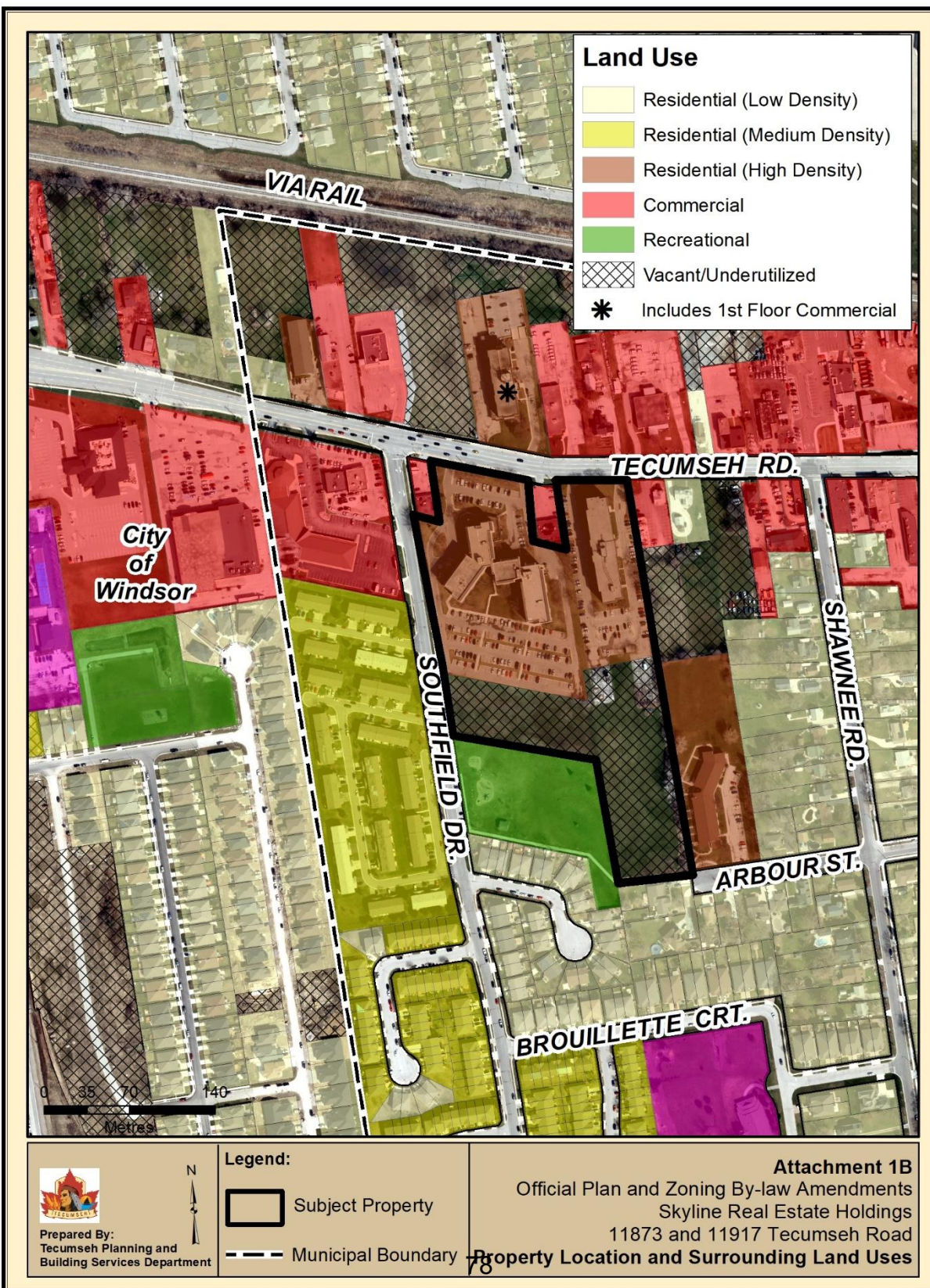
Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1A	Subject Property Map
1B	Subject Property and Surrounding Land Uses Map
2	Proposed Site Plan
3	Architectural Renderings
4	Official Plan Map
5	Property Location in Relation to CIP Map
6	Zoning Map

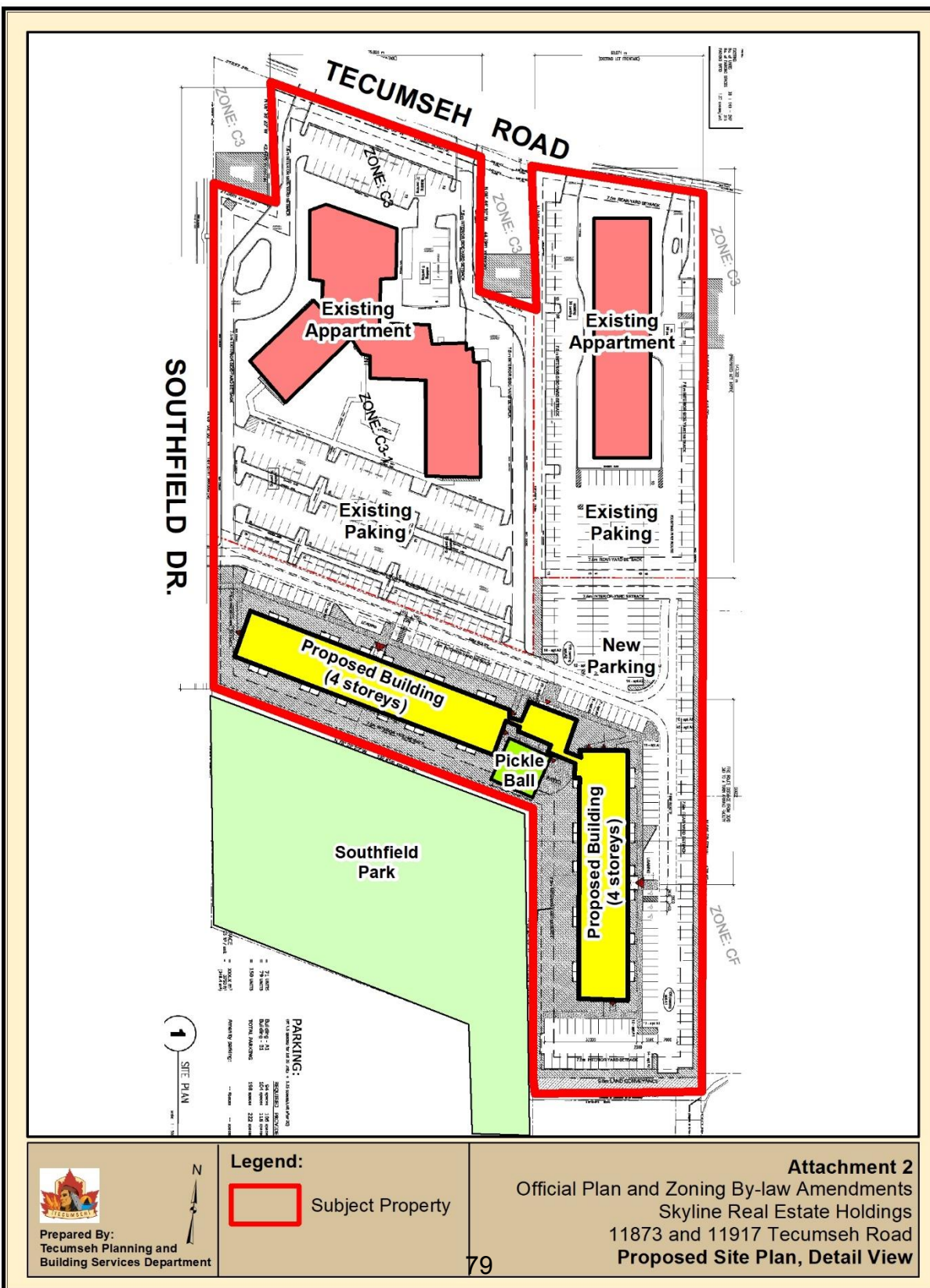














**View of northern and eastern facades of proposed buildings from subject property, facing southwest towards Southfield Park.**



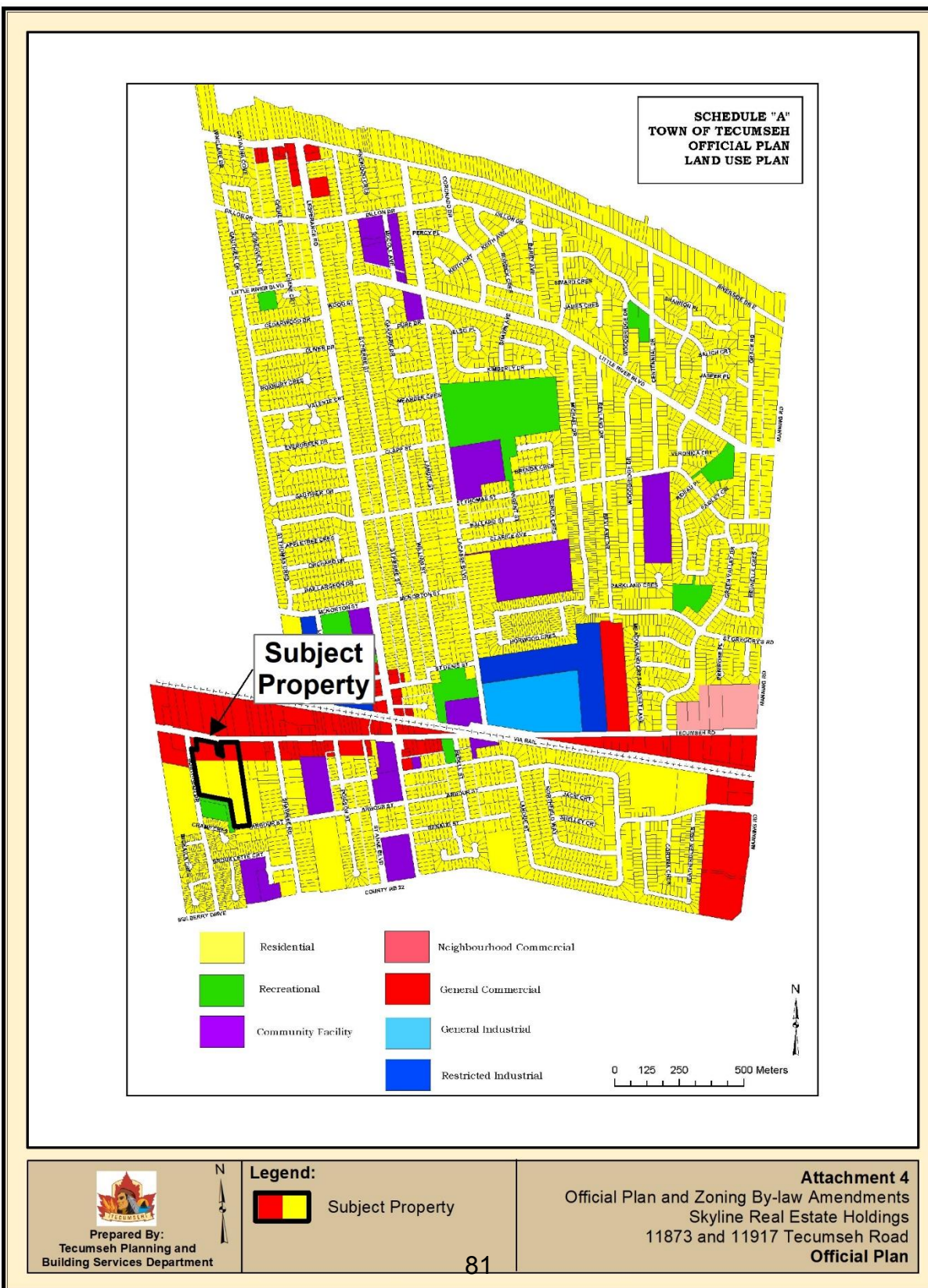
**View of southern and western facades of proposed buildings, and the pickleball courts from Southfield Park, facing northeast towards Tecumseh Rd.**



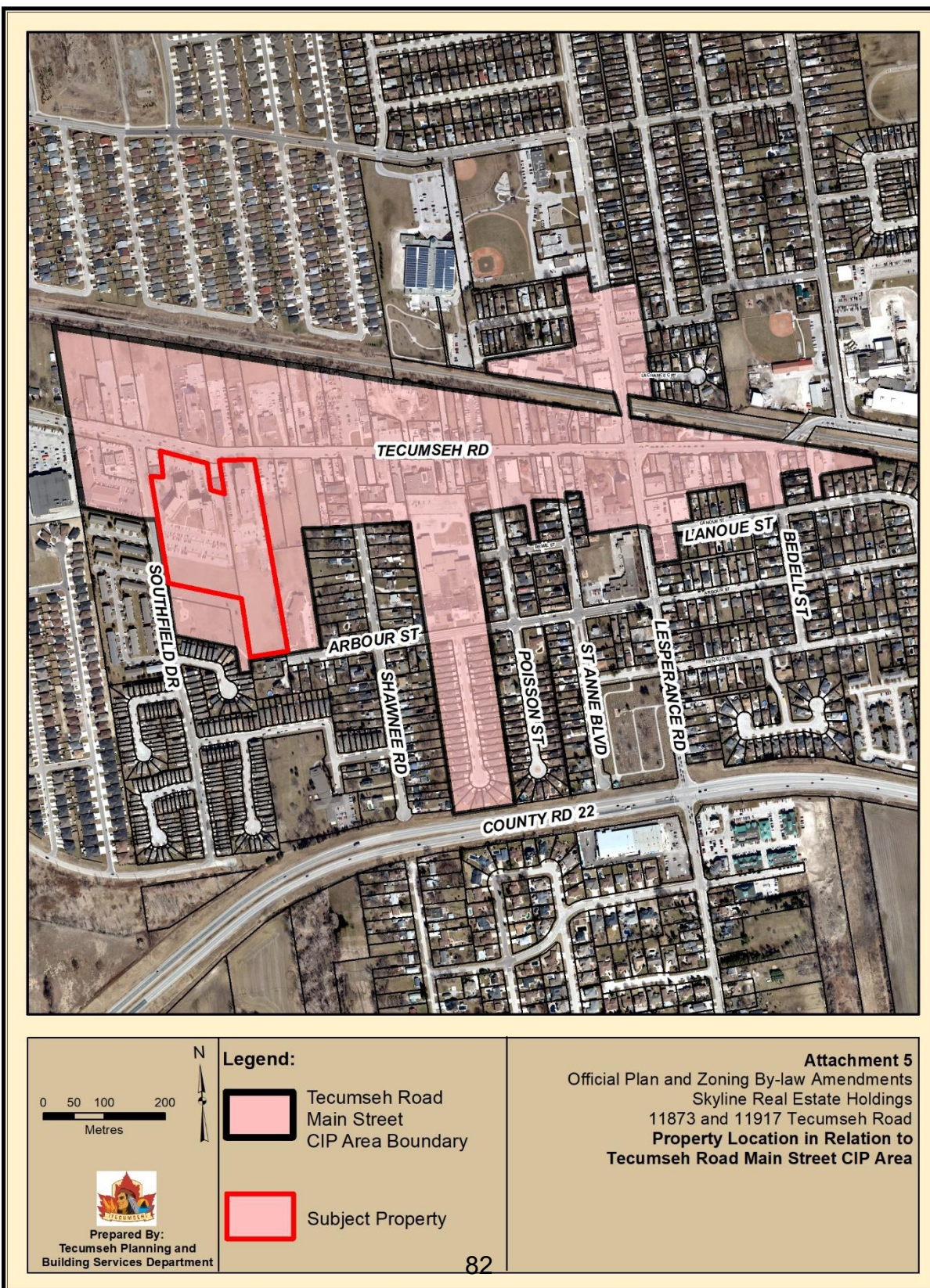
Prepared By:  
Tecumseh Planning and  
Building Services Department



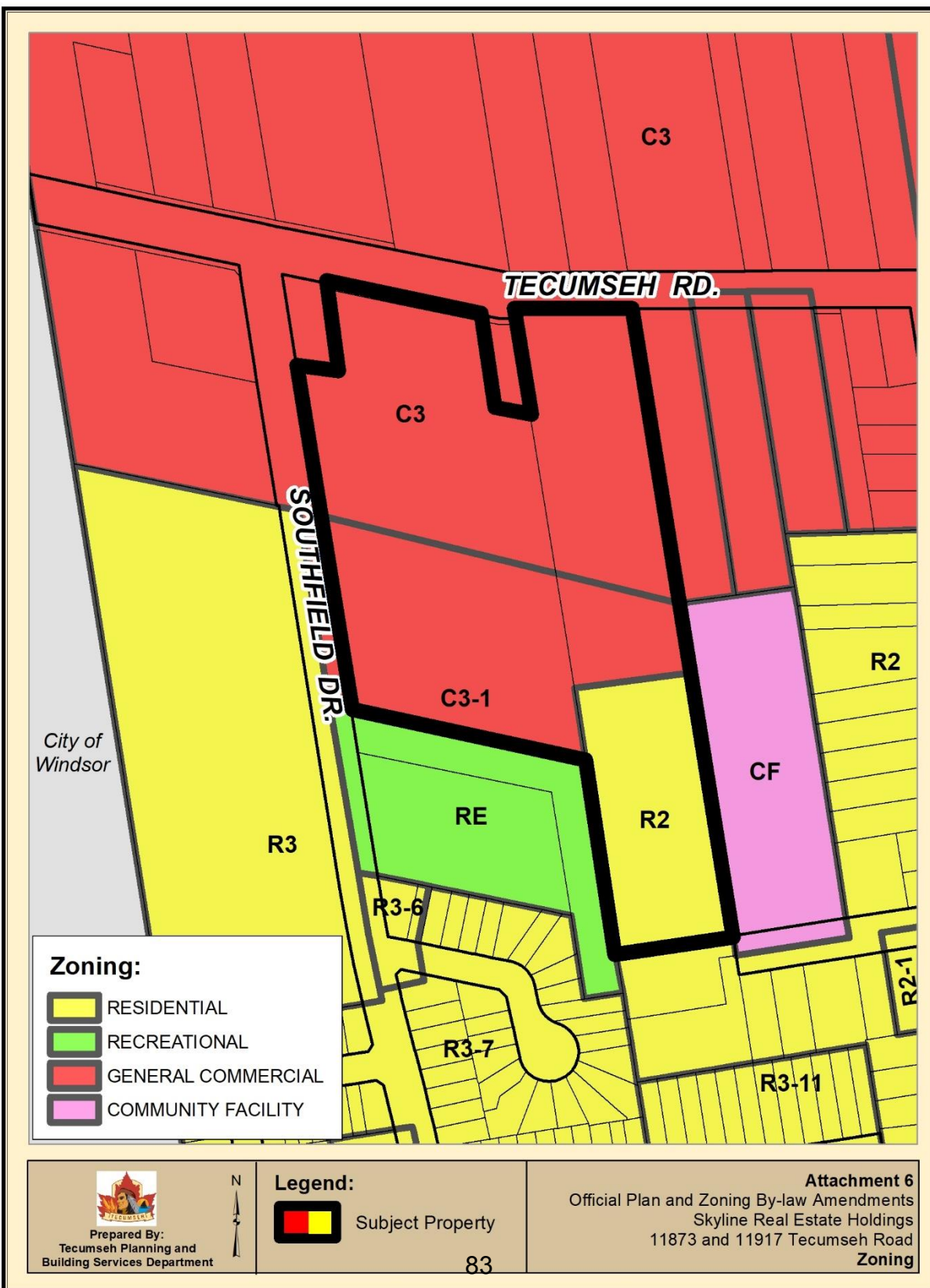












# THE CORPORATION OF THE TOWN OF TECUMSEH

## BY-LAW NUMBER 2019-78

Being a by-law to impose late payment charges for non-payment of taxes or any installment of taxes by due date.

**WHEREAS** under the provision of *The Municipal Act 2001*, S.O. 2001, c.25, Section 345 (1), a municipality may impose late payment charges for the non-payment of taxes or any installment by the due date;

**AND WHEREAS** under the provision of *The Municipal Act 2001*, S.O. 2001, c.25, Section 345 (2), a percentage charge, not to exceed 1-1/4% of the amount of taxes due and unpaid, may be imposed as a penalty for the non-payment of taxes on the first day of default or such later date as may be prescribed;

**AND WHEREAS** under the provision of *The Municipal Act 2001*, S.O. 2001, c.25, Section 345 (3) interest charges, not to exceed 1-1/4% each month of the amount of taxes due and unpaid, may be imposed for the non-payment of taxes in the manner specified in the by-law but interest may not start to accrue before the first day of default;

**AND WHEREAS** the Council of the Corporation of the Town of Tecumseh deems it expedient to impose such a penalty charge on overdue taxes and interest charge on tax arrears;

### NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF TECUMSEH ENACTS AS FOLLOWS:

1. **That** overdue taxes are those taxes that have been levied in 2020 and have not been paid on or before the last day of the month payment is due.
2. **That** tax arrears are taxes that are due and unpaid after December 31<sup>st</sup> of the year in which they are levied.
3. **That** the penalty charge to be imposed on overdue taxes and the interest charge to be added to tax arrears shall be 1-1/4% per month, being 15% per annum.
4. **That** the penalty charge for overdue taxes shall be imposed on the first day of each calendar month following default, but not after December 31, 2020.
5. **That** the Treasurer shall give notice of this by-law in accordance with Section 348(2) of *The Municipal Act 2001*.
6. **That** the Treasurer shall add to the amount of all tax arrears due and unpaid, interest at the rate specified in paragraph 3 of this by-law effective January 1, 2020, and thereafter on the first day of each calendar month.
7. **That** no interest or penalty added to taxes shall be compounded.
8. **That** all by-laws or sections of by-laws inconsistent with this by-law be and are hereby repealed.
9. **That** this by-law shall come into force and take effect on January 1, 2020.

**READ** a first, second and third time and finally passed this 26<sup>th</sup> day of November, 2019.

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Gary McNamara, Mayor

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Laura Moy, Clerk



# THE CORPORATION OF THE TOWN OF TECUMSEH

## BY-LAW NUMBER 2019-79

Being a by-law to provide for an  
Interim Tax Rate for the Year 2020.

**WHEREAS** Section 342(1)(a) of *The Municipal Act 2001*, S.O. 2001 c.25 provides that a local municipality may pass a by-law providing for the payment of taxes in one amount or by installments and the date or dates in the year for which taxes are imposed on which the taxes or installments are due;

**AND WHEREAS** Section 342(1)(b) of *The Municipal Act 2001*, S.O. 2001 c.25 provides that a local municipality may pass a by-law providing for alternative installments and due dates in the year for which the taxes are imposed other than those established under Section 342(1)(a) to allow taxpayers to spread the payment of taxes more evenly over the year;

**AND WHEREAS** Section 342(3) of *The Municipal Act 2001*, S.O. 2001 c.25 provides that a taxpayer shall pay taxes in accordance with the installments and due dates established, unless the municipality has established alternative installments and due dates, and the Treasurer receives and approves the taxpayer's request to use the alternative installments and due dates;

**AND WHEREAS** Section 342(4) of *The Municipal Act 2001*, S.O. 2001 c.25 provides that where the Treasurer has approved a request for payment of taxes in alternative installments established by a municipality, the taxes of the taxpayer are payable in accordance with the alternative installments and due dates;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF TECUMSEH ENACTS AS FOLLOWS:**

1. **That** an interim tax rate will be made for the Year 2020.
2. **That** an interim rate of 50% of the previous year's billed amount is hereby imposed and levied on all classes, less write-offs and supplementary adjustments.
3. **That** the interim tax rate on real property assessments will be due in two (2) installments; the first installment due February 26, 2020, and the second installment due April 28, 2020.
4. **That** taxpayers may apply to the Treasurer for payment of taxes in 10 equal installments on the 15<sup>th</sup> day in each of the months of February through to and including November, and that each of the said installments to be withdrawn directly from the ratepayer's bank account and deposited directly into the Town's bank account.
5. **That** this by-law shall come into force and take effect upon and after the final reading thereof.
6. **That** all by-laws not consistent with this by-law be and are hereby repealed.
7. **That** the Treasurer shall send a tax bill to the taxpayer's residence or place of business or to the premises in respect of which taxes are payable [Section 343 (6)].
8. **That** this by-law shall come into force and take effect upon the third and final reading thereof.

**READ** a first, second and third time and finally passed this 26th day of November, 2019.

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Gary McNamara, Mayor

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Laura Moy, Clerk

## UNFINISHED REGULAR COUNCIL BUSINESS

	Meeting Date	Resolution	Subject	Action/Direction	Depart.	Status/Action Taken
1/18	January 30, 2018		Video Surveillance	Administration to follow up on video surveillance and potential grant funding for acquiring a system.	ICS	Exploring installation of portable units in known problem areas.
18/18	April 24, 2018		Cada Library Renovations	It is directed that Administration provide a report on the Cada Library to include consultations with TAAC, SAC, YAC, CAC, and other stakeholders on the current options proposed to refresh or renovate the current library building.	PRS/CAO	CAO & Director Parks & Recreation Services met with County of Essex Chief Librarian on options. Report to follow in Q4.
19/18	May 22, 2018		Property Standards By-law	It is directed that Administration harmonize the by-law regarding disconnected tractor-trailers on residential properties to be consistent within the Town.	PBS	In progress
28/18	September 25, 2018		Municipal Tree Cutting	Administration is asked to look into a tree cutting and trimming policy for municipal trees that includes provisions for residents who wish to cost share in tree maintenance.	PWES/CS/PRS	January 28, 2020, Policies & Priorities Committee Meeting
02/19	March 26, 2019		Succession Plan	A request is made for a formal Succession Planning Policy.	CS	Direction on a Succession Plan Policy is being considered by SMT.

**The Corporation of the Town of Tecumseh**

**By-Law Number 2019 - 80**

Being a by-law to confirm the proceedings of the November 26, 2019 regular meeting of the Council of The Corporation of the Town of Tecumseh

**Whereas** pursuant to Section 5(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, the powers of a municipality shall be exercised by its Council; and

**Whereas** pursuant to Section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 8 of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

**Whereas** it is deemed expedient that the proceedings of the Council of The Corporation of the Town of Tecumseh at this Session be confirmed and adopted by by-law.

**Now Therefore the Council of The Corporation of The Town of Tecumseh Enacts as follows:**

1. **That** That the actions of the Council of The Corporation of the Town of Tecumseh in respect of all recommendations in reports and minutes of committees, all motions and resolutions and all other action passed and taken by the Council of The Corporation of the Town of Tecumseh, documents and transactions entered into during the November 26, 2019, meeting of Council, are hereby adopted and confirmed, as if the same were expressly embodied in this By-law.
2. **That** the Mayor and proper officials of The Corporation of the Town of Tecumseh are hereby authorized and directed to do all the things necessary to give effect to the action of the Council of The Corporation of the Town of Tecumseh during the said November 26, 2019, meeting referred to in paragraph 1 of this By-law.
3. **That** the Mayor and the Clerk are hereby authorized and directed to execute all documents necessary to the action taken by this Council as described in Section 1 of this By-law and to affix the Corporate Seal of The Corporation of the Town of Tecumseh to all documents referred to in said paragraph 1.

**Read** a first, second and third time and finally passed this 26th day of November, 2019.

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Gary McNamara, Mayor

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Laura Moy, Clerk