

## Regular Council Meeting Agenda

**Date:** Tuesday, September 10, 2024, 7:00 pm  
**Location:** Tecumseh Town Hall - Council Chambers  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9

**Pages**

- A. Roll Call
- B. Order
- C. Report Out of Closed Meeting
- D. Moment of Silence
- E. National Anthem
- F. Land Acknowledgement

We acknowledge that we are on land and surrounded by water, originally inhabited by Indigenous Peoples who have travelled this area since time immemorial. This territory is within the lands honoured by the Wampum Treaties; agreements between the Anishinaabe, Haudenosaunee, Leni Lenape and allied Nations to peacefully share and care for the resources around the Great Lakes. Specifically, we would like to acknowledge the presence of the Three Fires Confederacy Ojibwe, Odawa, Potawatomi and Huron/Wendat Peoples. We are dedicated to honouring Indigenous history and culture while remaining committed to moving forward respectfully with all First Nations, Inuit and Métis.

- G. Disclosure of Pecuniary Interest

- H. Minutes

- 1. Regular Council Meeting - August 13, 2024 11 - 20
- 2. Public Council Meeting - August 13, 2024, AMICO Excess Soil Site 21 - 23

3. Special Council Meeting - August 13, 2024 - Tecumseh Helmet  
Secondary Plan

24 - 26

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the August 13, 2024 minutes of the Regular Council Meeting, Public Council Meeting and the Special Council Meeting, as were delivered to the members, **be adopted**.

**I. Supplementary Agenda Adoption**

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the supplementary items added to the Regular Meeting agenda regarding the 2025 Pre Budget Council Consultation presentation, **be approved**

**J. Consent Agenda Items**

**K. Delegations**

1. Town of Tecumseh Business Improvement Area 2024 Operating Budget

Re: Leo Demarce, BIA Board of Management Chair

2. 2025 Pre Budget Council Consultation

Re: Tom Kitsos, Director Financial Services and Vanessa DaDalt,  
Manager Revenue Services

Supplementary Item

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the 2025 Pre Budget Council Consultation presentation and the Report DS-2024-31 as appended on the agenda **be received**.

27 - 44

**L. Communications**

1. For Information:

- a. Ministry of Municipal Affairs and Housing dated August 21, 2024

Re: Provincial Planning Statement - View [here](#)

- b. Town of Essex dated August 19, 2024

Re: Bill 173, Intimate Partner Violence Epidemic Act, 2024

45 - 46

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** Communications - For Information 1 and 2 as listed on the Tuesday, September 10, 2024 Regular Council Agenda, **be received.**

2. For Action:

**M. Update from County Council and Boards**

**N. Committee Minutes**

1. Personnel Committee Meeting - August 13, 2024

47 - 65

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the Tuesday, August 13, 2024 minutes of the Personnel Committee as were delivered to the Members, **be adopted;**

**And that** the attached revised and new policies **be adopted:** Progressive Discipline Policy No. 64, Employee Code of Conduct and Ethics Policy No. 133, Conflict of Interest Policy No. 132;

**And further that** Council **delegate authority** to the Director People & Culture and the Chief Administrative Officer to regularly review and if necessary and if applicable, revise the Employee Code of Conduct with any significant amendments to be reported to Council for information.

**O. Reports**

1. Development Services

a. DS-2024-29 AMICO Soil Fill Site Zoning By-Law Amendment and Memorandum of Understanding

66 - 93

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** Report DS-2024-29 entitled "Memorandum of Understanding and Zoning By-Law Amendment: Proposed Excess Soil Fill Site and Future Passive Municipal Recreational Area - Northeast of South Talbot Road and Howard Ave. Intersection, Results of Public Meeting and Final Recommendations", **be received;**

**And that** a by-law authorizing the execution of the Amico Infrastructure Inc. Memorandum of Understanding, dated July 5, 2024, satisfactory in form to the Town's Solicitor, which provides terms and conditions regarding Amico Infrastructure Inc.'s proposal to permit its 15 hectare (37 acre) property located on the north side of South Talbot Road, immediately east of its intersection with Howard Avenue to be used as a temporary reuse site in accordance with Ontario Regulation 406/19: Onsite and Excess Soil Management, and long-term to be used for a naturalized, passive municipal recreational property, **be adopted;**

**And further that** a by-law having the effect of amending Zoning By-law 85-18 by rezoning a 15 hectare (37 acre) parcel of land located on the north side of South Talbot Road, immediately east of its intersection with Howard Avenue, from "Agricultural Zone (A)" to a site-specific "Agricultural Zone (A-42)" to permit the use of the property as a temporary excess soil reuse site in accordance with Ontario Regulation 406/19: Onsite and Excess Soil Management, and long-term to be used for a naturalized, passive municipal recreational property, in keeping with DS-2024-29, **be given first and second readings;**

**And furthermore that** a new site plan control by-law that will:

- i. designate the entirety of the Town of Tecumseh as a site plan control area, in accordance with Section 41 of the *Planning Act* and subsection 10.4.1 of the Tecumseh Official Plan;
- ii. add excess soil reuse sites in accordance with Ontario Regulation 406/19: Onsite and Excess Soil Management, as amended, as a land use subject to site plan control; and
- iii. repeal the current Town-Wide Site Plan Control Designating By-law, being By-law Number 2022-103,

**be adopted.**

- b. DS-2024-30 Tecumseh Transit Service 6-month Statistical Review and Extension of Service Contract

94 - 107

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** Report DS-2024-30 - Tecumseh Transit Service (TTS) January to June 2024 Status Report and One-Year Extension of Transit Delivery and Maintenance Services Agreement with First Canada ULC; **be received**;

**And that** the negotiation of an Amending Agreement to the existing Transit Delivery and Maintenance Services Agreement between the Town of Tecumseh and First Canada ULC, which facilitates a one-year extension to the existing contract for the period January 1, 2025 to December 31, 2025, consideration of which would be brought forward by way of a future report to Council, **be authorized**.

- c. DS-2024-31 Zoning By-Law Amendment, Petretta MRSPA Lands, Scheduling of a Public Meeting

108 - 141

Supplementary Item

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** Report DS-2024-41 entitled “Zoning By-law Amendment: Petretta Residential Proposal, Northerly Portion of Manning Road Secondary Plan Area, Scheduling of a Public Meeting” **be received;**

**And that**

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

the scheduling of a public meeting, to be held on Tuesday, October 8, 2024 at 5:30 p.m., in accordance with the *Planning Act* for a zoning by-law amendment application submitted for an approximate 9.5 hectare (23.5 acre) portion of a 10.2 hectare (25.4 acre) parcel of land located on south of County Road 22, east of Lesperance Road which is within the Manning Road Secondary Plan Area, seeking to amend Zoning By-law 85-18 by rezoning the subject portion of property from “Agricultural Zone (A-33)” to a site-specific “Holding - Residential Zone 2 (H) R2-7” to permit the future construction of a 332 unit residential development consisting of two 4-6 storey apartment buildings, each containing 166 units, **be authorized.**

2. Financial Services

- a. FS-2024-16 Budget Variance June 2024

142 - 172

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** Report FS-2024-16 Budget Variance Report – June 2024, showing a projected tax-supported surplus of \$71,337 and a rate-supported deficit of \$533,622 be received.

3. Public Works & Engineering Services

- a. PWES-2024-47 2024 Vehicles - Award of John Deere 320p Backhoe

173 - 177

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** report PWES-2024-47, 2024 Vehicles – Award of John Deere 320p Backhoe, **be received**;

**And that** the purchase of the John Deere 320p Backhoe in the amount of \$200,550 plus HST **be awarded** to Brandt Tractor Ltd.;

**And further that** the funding allocation, reflecting a total budget requirement of \$207,110 with a \$29,030 increase to the original allocation **be approved and accommodated** as:

- Fleet Lifecycle Reserve – Increase from \$175,000 to \$207,110

- b. PWES-2024-48 Housing Enabling Water Systems Fund (HEWSF) Tecumseh Hamlet Trunk Water and Wastewater Infrastructure Project

178 - 185

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** report PWES-2024-48, Housing-Enabling Water Systems Fund (HEWSF) Tecumseh Hamlet Northwest Trunk Water and Wastewater Infrastructure Project, Contribution Agreement, **be received;**

**And that** the Tecumseh Hamlet Northwest Trunk Water and Wastewater Infrastructure Project **be approved** with funding allocations reflecting a total project budget of \$20,714,625, with a \$4,142,925 increase to the original allocation as follows:

- Watermain Reserve Fund – increase from \$2,054,300 to \$2,567,875
- Wastewater Sewers Reserve Fund – increase from \$14,517,400 to \$18,146,750

**And further that** a by-law **be prepared** to authorize the Mayor and Clerk to sign the Contribution Agreement for the Tecumseh Hamlet Northwest Trunk Water and Wastewater Infrastructure Project between His Majesty the King in right of Canada, as represented by the Ministry of Infrastructure (“Province”) and The Corporation of the Town of Tecumseh (“Town”), in a form satisfactory to the Town’s Solicitor, financial content satisfactory to the Town’s Chief Financial Officer and technical content satisfactory to the Town’s Engineer.

**P. By-Laws**

1. By-Law 2024-074 AMICO Fill Site Zoning By-law Amendment (First and Second Readings Only)

186 - 188

Being a by-law to amend By-Law 85-18, the Town's Comprehensive Zoning By-law for those lands in the former Township of Sandwich South. (Planning File: D19 AMICO - Excess Soil Fill Site & Future Passive Municipal Recreational Area - Northeast Corner of South Talbot Road / Howard Ave. Intersection)

2. By-Law 2024-075 New Site Plan Control By-Law

189 - 190

Being a By-Law to designate as a site plan control area, the entire area covered by the Town of Tecumseh Official Plan.



3. By-Law 2024-076 AMICO Memorandum of Understanding Agreement 191 - 207  
Being a by-law to authorize the execution of an Agreement with Amico Infrastructures and the Town for the Temporary Reuse Site and Permanent Naturalized Municipal Park

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That**

**Be given** first and second reading.

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That**

**Be given** third and final reading.

**Q. Unfinished Business**

1. September 10, 2024 208 - 209

**R. New Business**

**S. Motions**

1. Confirmatory By-Law 2024-077 210 - 211

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** By-Law 2024-077 being a by-law to confirm the proceedings of the Tuesday, September 10, 2024, regular meeting of the Council of The Corporation of the Town of Tecumseh **be given** first, second, third and final reading.

**T. Notices of Motion**

**U. Next Meeting**

Tuesday September 24, 2024

5:30 pm Public Council Meeting - Tecumseh Hamlet Secondary Plan

7:00 pm Regular Council Meeting

V. **Adjournment**

**Recommendation**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** there being no further business, the Tuesday, September 10, 2024 meeting of the Regular Council **be adjourned** at     pm.