

## Regular Council Meeting Agenda

**Date:** Tuesday, December 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 - November 26, 2024

12 - 22

**Recommendation**

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

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

**That** the November 26, 2024 minutes of the Regular 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 Business Plan and Operating Budget, **be approved**.

**J. Consent Agenda Items**

1. PWES-2024-63 Appointment of Drainage Engineer - Grondin Drain 23 - 35
2. PWES-2024-61 Source Protection Plan, Part IV Enforcement Transfer Agreement 2025 36 - 47
3. FS-2024-19 Administrative Fees and Charges 2025 48 - 69
4. DS-2024-44 Tecumseh Transit Service, Execution of Purchase Agreement for Electric Busses 70 - 73

**Recommendation**

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

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

**That** Reports PWES-2024-63 Appointment of Drainage Engineer Grondin Drain, PWES-2024-61 Source Protection Plan Part IV Enforcement Transfer Agreement 2025, FS-2024-19 Administrative Fees and Charges 2025, and DS-2024-44 Tecumseh Transit Service, Execution of Purchase Agreement for Electric Busses **be received and that the respective recommendations noted is the reports be approved**.

**K. Delegations**

1. Local Government Week Winners  
 1st Place Essay Contest Winner - Lucia Li  
 2nd Place Essay Contest Winner - Melanie Ruhungo  
 Artwork Contest Winner - Mia DiCocco
2. Recognition of Service  
 Re: Christopher Hales, Member, Essex County OPP Detachment Board  
 – North and Former Chair, Tecumseh Police Services Board
3. Tecumseh Business Improvement Area Board of Management - 2025 Operating Budget 74 - 90  
 Re: Leo Demarce, Chair, and Sandra Zanet, Treasurer
4. Essex County OPP Detachment Board North- 2025 Operating Budget 91 - 102  
 Re: Paul Sweet, Chair

**Recommendation**

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

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

**That** the Essex County OPP Detachment Board North 2025 Operating Budget **be received**.

5. 2025 Business Plan and Operating Budget 103 - 139  
 Tom Kitsos, Director Financial Services and Chief Financial Officer, Marg Misk-Evans, Chief Administrative Officer, and Vanessa DaDalt, Deputy Treasurer and Manager Revenue Services

\*Supplementary Item for Presentation

**Recommendation**

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

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

**That** the 2025 Proposed Budget and Business Plan **be received and tabled** for discussion to the Special Council Meeting on Tuesday, January 14, 2025.

6. Housing Accelerator Fund Items  
 Re: Larry Silani, MillerSilani

- a. DS-2024-40 Tecumseh Housing Accelerator Fund, Initiative 5 140 - 148

**Recommendation**

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

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

**That** Report DS-2024-40, entitled “Expanding Housing Choices and Improving Affordability, Housing Accelerator Fund (HAF), Initiative 5 – Scheduling of Public Meeting to Amend Tecumseh Road Main Street CIP: New CIP Grants for Affordable Housing and Expand CIP Area” **be received**;

**And that** the scheduling of a public meeting, to be held in the first quarter of 2025, in accordance with the Planning Act for the purpose of seeking public and stakeholder input on a proposed amendment to the Tecumseh Road Main Street Community Improvement Plan (“Main Street CIP”) in order to introduce an Affordable Rental Housing Grant Program, to reintroduce the Building and Property Improvement Grant Program for eligible new affordable housing rental units, and to expand the Main Street CIP Area, **be authorized**

- b. DS-2024-41 Tecumseh Housing Accelerator Fund Initiative 6 and 7 Update 149 - 167

**Recommendation**

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

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

**That** Report DS-2024-41, entitled “Expanding Housing Choices and Improving Affordability, Housing Accelerator Fund: Initiative 6 - Additional Residential Unit (ARU) Guideline, Initiative 7 - Elimination of Building Permit Fees for ARUs” **be received**;

**And that** the document titled “Additional Residential Unit (ARU) Guideline, Town of Tecumseh”, dated December 10, 2024, **be received and endorsed**;

**And that** By-Law 2024-096 which will eliminate building permit fees for Additional Residential Units (ARUs) from January 1, 2025 to December 31, 2027, or until such time that associated HAF funding is exhausted, **be approved**.

7. Parkland Dedication By-Law 168 - 175

Re: Daryl Abbs, Watson & Associates Economists Ltd.

- a. DS-2024-42 New Parkland Dedication By-Law for Dedication of Parkland or Payment in Lieu 176 - 184

**Recommendation**

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

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

**That** Report DS-2024-42 titled “New Parkland Dedication or Payment-In-Lieu By-law”, **be received;**

**And that** Parkland Dedication or Payment-In-Lieu By-Law 2024-108 which establishes parkland dedication or payment cash-in-lieu rates for residential and non-residential development, in accordance with DS-2024-42, **be adopted.**

**L. Communications**

1. For Information:

- a. Municipality of Durham dated November 28, 2024 185 - 187  
Re: Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding
- b. Ministry of Municipal Affairs and Housing dated November 28, 2024 188 - 189  
Re: Changes to the Planning Act for additional residential units.
- c. City of Guelph dated November 29, 2024 190 - 191  
Re: Enable Municipalities to Charge Fees for use of Municipal Property by Gas Utilities
- d. Lanark Highlands dated November 29, 2024 192 - 194  
Re: Support for Provincial Absorption of OPP Costs
- e. Town of Kearney dated December 2, 2024 195 - 198  
Re: Critical Infrastructure

**Recommendation**

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

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

**That** Communications - For Information A through E as listed on the Tuesday, December 10, 2024 Regular Council Agenda, **be received.**

2. For Action:

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

**N. Committee Minutes**

1. Policies and Priorities Committee - November 26, 2024

199 - 257

**Recommendation**

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

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

**That** the November 26, 2024 minutes of the Policies & Priorities Committee meeting as were delivered to the Members **be adopted**;

**And that** the attached new or revised Polices be adopted: No. 38 Flag Protocol Policy, No. 134 Asset Retirement Obligations Policy and No. 14 Travel Policy - Municipal Employees and No. 127 Travel Policy - Council and Board Members;

**And further that** the flagpole locations of Carling Park and St. Mary's Park continued to be maintained in the Town's flagpole inventory and the remaining flagpole locations identified for removal in Attachment 2 **be approved**;

**And further that** the revisions to the Parks By-law 2009-13 be recommended for approval and incorporated into a new by-law (By-Law 2024-107) to be considered for first, second, third and final readings at the December 10 Regular Council Meeting.

**O. Reports**

1. Chief Administrative Officer - People & Culture

- a. CAO-2024-09 False Alarm Fees

258 - 268

**Recommendation**

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

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

**That** Report CAO-2024-09 entitled "Alarm Registration and False Alarm Fees" **be received**;

**And that** Council **deliberate** on the options outlined in this report regarding the proposed fee structure change for false alarm calls to Police Services;

**And further that** direction **be given** at the January 14, 2025 Budget Deliberation meeting on the preferred option outlined in this report regarding the fee structure.

2. Development Services

**Recommendation**

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

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

**That Report DS-2024-43, titled “Old Castle Heights Residential Subdivision – Phase 1, Placing of Services on Maintenance/Release of Building Permits and Part Lot Control Exemption for Blocks 1-6 and Blocks 71-89 on Plan 12M-709 for Creation of Individual Lots for Semi-detached and Townhouse Units”, be received;**

**And that Council authorize the placement** of the municipal services on maintenance and **the release** of building permits for Phase 1 of the Old Castle Heights Residential Subdivision, in accordance with the requirements of the registered Oldcastle Heights Inc. Development Agreement;

**And further that** By-Law 2024-101, having the effect of removing certain parcels of lands, more particularly described as Blocks 1-6 and Blocks 71-89 on Plan 12M-709, as registered in the Registry Office for the Registry Division of Essex (12), from the provisions of part lot control under Section 50(5) of the *Planning Act*, which By-law shall expire three years from its date of adoption, and in accordance with Section 50(7.3) of the *Planning Act*, **be adopted;**

**And further that** By-Law 2024-101 **be forwarded** to the County of Essex, the Approval Authority, for its consideration and final approval, in accordance with Section 50(7.1) of the *Planning Act*;

**And further that** upon approval of By-Law 2024-101 by the County of Essex, that it **be registered** on title in accordance with Section 50(28) of the *Planning Act*.

3. Legislative & Clerk Services

- a. LCS-2024-20 Dog By-Law Exemption

278 - 282

**Recommendation**

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

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

**That** Report LCS-2024-20 entitled “Dog Licensing and Control By-Law Exemption”, **be received**;

**And that** an exemption from the provisions of Section 9.2, 9.3 and 9.4 of the Dog Licensing and Control By-Law **be approved**;

**And further that** that direction **be given** to alternatively provide for this Owner’s appeal of the Dangerous Dog designation to be heard by way of written submissions, with such written submissions to be provided to Council by the relevant parties pursuant to the notice and upon such other terms to be specified by Administration.

4. Public Works & Engineering Services

- a. PWES-2024-60 2024 Asset Management Plan Update Final Adoption

283 - 286

**Recommendation**

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

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

**That** Report PWES-2024-60 2024 Asset Management Plan Update (version 4), Final Adoption, **be received**;

**And that** the 2024 Asset Management Plan Update (version 4) as presented to Council at the November 26, 2024 Regular Meeting of Council, **be adopted**.

- b. PWES-2024-62 Sewer Use By-Law

287 - 290

**Recommendation**

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

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

**That** Report PWES-2024-62 Sewer Use By-Law Amendment **be received**;

**And that** the recommended changes to By-Law 2003-80 as summarized within Report PWES-2024-62 **be approved** through the adoption of an Amending By-Law 2024-104;

P. By-Laws



1.	By-Law 2024-096 Amendment to By-Law 2023-037 Building Fees Schedule 3	291 - 294
	Being a by-law to amend by-law 2023-037, being a by-law respecting the issuance of various permits and performing of inspections for construction, demolition, change of use permits and related matters.	
2.	By-Law 2024-097 Administrative Fees and Charges for 2025	295 - 310
	Being a by-law to prescribe a tariff of administrative fees and charges for the Town of Tecumseh for 2025	
3.	By-Law 2024-100 Water and Wastewater Rates for 2025 - Third and Final Readings	311 - 315
	Being a by-law to establish the water and wastewater rates for the year 2025	
4.	By-Law 2024-101 Old Castle Heights Residential Subdivision Part Lot Control	316 - 317
	Being a by-law to provide that part lot control shall not apply to certain parcels of lands, more particularly described as Lots 1-6 and Blocks 71-89 on Registered Plan of Subdivision 12M-709, as registered in the Registry Office for the Registry Division of Essex (12).	
5.	By-Law 2024-105 Interim Tax Rate	318 - 319
	Being a by-law to provide for the Interim Tax Rate for the year 2025	
6.	By-Law 2024-106 Late Payments 2025	320 - 321
	Being a by-law to impose late payment charges for non-payment of taxes or any installment of taxes by due date.	
7.	By-Law 2024-107 Parks By-Law	322 - 341
	A by-law to regulate municipal Parks in the Municipality of Tecumseh	
8.	By-Law 2024-108 Parkland Dedication By-law	342 - 355
	Being a by-law to provide for the dedication of parkland or the payment in lieu thereof for all development or redevelopment in the Town	
9.	By-Law 2024-109 Holding Zone (H) Removal for all of Phase 1 of Oldcastle Residential Subdivision	356 - 357
	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 (Removal of Holding (H) Zone Symbol affecting Phase 1 of Oldcastle Heights Residential Subdivision).	

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|-----|---|-----------|
| 10. | By-Law 2024-110 Amending By-Law to By-Law 2024-048 AMPS Schedules   | 358 - 370 |
|     | Being a by-law to amend By-Law 2024-048, a by-law to establish a comprehensive system of administrative monetary penalties on the Town of Tecumseh.   |           |
| 11. | By-Law 2024-111 Source Protection Plan Part IV Transfer Agreement No. 3   | 371 - 385 |
|     | Being a by-law to authorize the execution of an Agreement with the Essex Region Conservation Authority to provide the delivery of Risk Management Services as part of the Essex Region Source Protection. |           |
| 12. | By-Law 2024-113 Amendment to By-Law 2023-80 Sewer By-Law  | 386 - 387 |
|     | Being a by-law to amend By-Law 2003-80 being a by-law to prohibit, regulate, and inspect the discharge of sewage into the municipal sewage system of the Corporation of the Town of Tecumseh              |           |

**Q. Unfinished Business**

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| 1. | December 10, 2024 | 388 - 389 |
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**R. New Business**

**S. Motions**

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|----|------------------------------|-----------|
| 1. | Confirmatory By-Law 2024-114 | 390 - 391 |
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**Recommendation**

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

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

**That** By-Law 2024-114 being a by-law to confirm the proceedings of the Tuesday, December 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 January 14, 2024

4:00 pm Special Council Meeting - 2025 Business Plan and Operating Budget

Tuesday January 28, 2024

6:30 pm Public Council Meeting - 11th Concession and East McPherson Drains

7:00 pm Regular Council Meeting

V. **Adjournment**

**Recommendation**

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

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

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